

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net

Wednesday December 13, 2023
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Lindsay Houston, Chelsea Stangl, Sue Schappert, Hannah Lang, Scott Clarkson, Rachael Gardner
Staff present: Derek Harwell, Tee Pleak, Ryan Maddux
Community members present: Troy Russ, James Brennan,

Andrew called the meeting to order at 6:01 pm.

Public Comment:
none

Approval of November 15, 2023, BOD Minutes
Sue made a motion to approve the November 15, 2023 Board of Directors meeting minutes.
Chelsea seconds the motion.
All are in favor and the motion carries.

Presentation by Met Rec
Derrick Nehrenberg is sick, he will not be presenting tonight.

Presentation by OVR:R:
Troy Russ, the Community Development Director of the Town of CB is here to present. This OVR:R project started 2 years ago with the OVPP. Troy discusses the relationships between the County and the Town, and land use management. He discusses housing needs and civic engagement. Focus areas include enable effective and inclusive community engagement, enhance coordination and collaboration, and expand and strengthen community leadership. Troy encouraged the board to look at the resolution that the City of Gunnison adopted. Scott asked about deed restricted homes for resale and the market potential. Sue asked about affordability for deed restricted renters. The Board thanked Troy for his time.

Approve Special Event – Frozen Toes Hockey Tournament
James Brennan and Ryan Maddux are here to talk about this event. This is a 3v3 all ages hockey tournament that will be held at Red Mountain Park, January 7, 2024, from 9am-4pm. The money collected will go toward an edger and the Zamboni. Food will be provided by Fletcher and Tully. There will be amplified music. Beverages will be donated by Zuni and Red Mountain Liquor. Chelsea asked about bathrooms. They will use the bathrooms in Sunset Hall. Andrew asked about alcohol. Derek is in communication with our insurance provider about this. Andrew made a motion to approve the Frozen Toes Hockey Tournament pending any restrictions with the alcohol and the insurance. Scott seconds the motion. All are in favor and the motion carries.

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Ratify 2024 Budget:

Hannah made a motion to ratify the 2024 Budget.

Chelsea second the motion.

All are in favor and the motion carries.

Manager's Report

Derek reports that the toolcat is fully operational. We will keep it until we are able to sell it and rent something different.

Tully is asking about hosting Easy Jim on New Years Eve. Their previously arranged venue canceled at the last minute. Because it's New Years Eve they are asking to play past midnight. Andrew mentioned the noise ordinance. The Board is requesting he notify the neighbors at least a week in advance. The music must be finished by 12:45. An acoustic set is encouraged after 12:15.

Andrew made a motion to approve the New Year's event at Tully's. Conditions include the neighbors must be notified at least one week prior to the event, the band will play an acoustic set after 12:15, and the music will be over by 12:45.

Sue seconded the motion.

All are in favor and the motion carries.

Derek reports that the forfeited performance deposits leave us with an overage of about \$20,000 that should be spent before the end of the year. Some possibilities include something that would preserve the ice, the garage needs electrical work, also the blinds in Sunset Hall. Andrew suggested upgrades at the bus stop.

Subcommittee Updates:

Rachael reports that the Commercial Area Subcommittee is on pause. Andrew suggested working with the DRC to find out where people might be digging to get the soil to extend the road to build more nose-in parking. There was a discussion about attending Metro Board meetings.

Sue reports that the STR Subcommittee will have a list of recommendations for the February Board meeting. This will include recommendations for licenses, including a separate license for primary resident property owners. A fee structure will include a tiered structure based on square footage. After these recommendations are presented to the Board, the subcommittee will pause.

Andrew reports that the Parks Subcommittee lost Elizabeth from the committee. He reports on the grants that are coming up next year, including GoCo and MetRec. There is an opportunity to subdivide the Parks Subcommittee. There was a discussion about operations grants and how to apply. There was a discussion about the bus stop and RTA in CB South.

Approve January BOD Meeting Date:

Approved 1/10/2024

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January 10, 2024, will work for everybody.

Rachale made a motion to adjourn at 8:27 pm

Chelsea seconds the motion.

All are in favor and the meeting is adjourned.