

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday February 13, 2024
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
Community Members Present: Drew Brookhart, David Baumgarten, Robert Baker, Matt Feier, Clark Atkinson

Andrew called the meeting to order at 6:02 pm.

Public Comment:
none

Approval of January 10, 2024, BOD Minutes

Rachael pointed out a typo where it mentioned how much the Frozen Toes hockey tournament brought in. The number will be changed from \$12,000 to \$1,200.

Rachael made a motion to approve the January 10, 2024, Board of Director meeting minutes with the correction of changing \$12,000 to \$1,200.

Sue second the motion.

All favor and the motion carried.

Hearing to consider approval for change of use from a vacant lot to a Multi-Family Project on Block 3 Lot 2, AKA 96 Elcho Ave

Andrew reminded the board that our covenants clearly state that multifamily housing is approved in filings 1 and 2. Derek gave background on the project. The applicants are on the DRC agenda later this month.

Public comment:

Rob Baker commented. He owns a unit next door to the lot. He is in support of the project and thinks it will be an improvement to the neighborhood. He thinks it should be allowed that they can back out on the street because that end of Elcho Avenue is a private street.

Andrew made a motion to change the use of block 3, Lot 2 from vacant to multi family.

Rachael seconds the motion.

All are in favor and the motion carries.

Discussion and vote to send approved POA document changes to the BOCC for final approval and adoption.

The board approved this with an action without a meeting.

Continuation of Block 6 Subdivision Discussion:

Andrew presented the background of this subdivision.

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Clark signed and notarized the agreement.

Rachael asked about accountability if the County does not include what was signed in their DIA. Rachael asked about the sidewalk and why they are not at road grade. Andrew explained that the trial is a way to get pedestrians off the roadway, and the trail will do that. At build out the trail will be built up to sidewalk grade.

There was a discussion about how and when sidewalks are built. There was a discussion about the DRC process. The board previously approved surveying block 6.

There was a discussion about the County and the roads.

Chelsea made a motion to approve the agreement as written.

Scott seconded the motion.

All are in favor; none are opposed, and the motion carried.

The board will give Clark his approval letter and Andrew will sign this agreement to submit to the County.

STR Subcommittee Recommendation to the Board:

The STR subcommittee was not able to meet last week. This agenda item will be on the March BOD agenda. Andrew requested that the board have an opportunity to review the proposed suggestions before the meeting.

2023 Finance Committee Update:

There was a discussion about line items that are over budget.

Andrew explained that we have capital reserves to use when needed. For example, if the lawnmower breaks.

There was a discussion about possibly changing banks from BMO to a different local bank. BMO offered interest rates and fees that are competitive, and we are waiting to see if they follow through with their quoted rates.

Andrew expressed appreciation to Derek and Theresa for fine tuning the performance deposit forfeitures.

Manager's Report:

Derek reported that 48% of dues have been paid as of the end of January. This is down a bit from last year at this time. There was a discussion about late fees and finance charges.

Derek reports that new flooring and windows have been ordered for the bus stop. It will be installed over the April school break.

The POA office has new outlets and switches. There was a faulty trip switch in the garage that was tripping the whole building.

There are new blinds in Sunset Hall.

Derek met with Met Rec advisory committee. They are still in the process of a master plan.

There was a discussion about the Met Rec grant and what we will ask for.

Derek met with the STOR committee about the CB to CB South trail. They are buying time to explore ways to get the trail off the highway. There was discussion of a survey.

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Metro will move toward a metering system. They intend to have this completed by July. Andrew asked about the water use at Red Mountain Park. Metro will keep the current rate for the park. Derek reports complaints of the coffee roasting smell. There was a discussion about potential smells from the Zuni brewery.

Derek reports on how his time has been occupied with the constant appeals and petitions.

Subcommittee Updates:

The parks group has dismissed the group and there will be a call for new group members – a Grants Subcommittee and an Events Subcommittee. Andrew sees the events and donations subcommittee being a bigger group whereas the grants group will be a smaller group. Lindsay discussed term limits and definitions. There is a plan to have a concert in August, possibly after the annual meeting. There was a discussion about a part time events planning staff position. Andrew met with the Rady School to discuss a capstone project to bring adaptive park features to Red Mountain.

Approve March 2024 Board of Directors Meeting Date:

The next meeting will be Wednesday March 13th.

Hannah can zoom in at 7:00 or she will give somebody her proxy vote.

Andrew made a motion to move into executive session.

Rachael seconded the motion.

All are in favor and the motion passed.

Scott made a motion to come out of executive session.

Andrew made a motion to adjourn the meeting.

Sue seconds.

All are in favor and the meeting is adjourned.