

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday March 13, 2024
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Lindsay Houston, Chelsea Stangl, Sue Schappert, Scott Clarkson, Rachael Gardner
Staff present: Derek Harwell, Tee Pleak
Community Members Present: Chris Morgan, Holly Emerson

Andrew called the meeting to order at 6:05 pm.
For the record, Hannah gave her proxy vote to Lindsay. Rachael gave her proxy vote to Chelsea.

Public Comment: none

Approval of February 13, 2024, BOD Minutes:
Scott made a motion to approve the February 13, 2024, minutes.
Chelsea second the motion to approve.
All are in favor and the motion carried.

STR Subcommittee Recommendations to the Board:

For the record, Andrew will recuse himself from voting on a STR policy as he rents his house short term. He will participate in the discussion.

Andrew asked about the 20% cap and what happens when that cap is met, and more people want a license. Scott answered that license holders would be able to renew and those who desire a new license are put on a waiting list.

There was a discussion about the two types of licenses – primary residence license and renting as a business.

There was a discussion about the parking spots.

Holly Emerson asked about the definition of primary residence and how this will be determined. The fee for the primary residence license would be \$400 a year. For the other license the fee would be a one-time application fee of \$300 and an annual fee ranging from \$800 to \$1000, depending on square footage of rental unit.

The increase in the fee would cover staff time. There was a discussion about the amount of time spent on STR's.

There was a discussion about how other municipalities manage their fees.

There was a discussion about fining a renter without a license.

There was a discussion about a covenant vote and the restriction of property rights. This includes the 20% cap on licenses.

There was a discussion on the maximum capacity. The board agrees that 2 per room plus 2 is fair.

There was more discussion about the 20% cap and voting on this as covenant change.

There was a discussion about how to educate renters of the subdivision rules and mountain living.

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The STR subcommittee will meet one more time to fine tune their proposed policy. It will be presented to the board at the April meeting. Andrew thanked Sue and Scott for their time.

Subcommittee Updates:

The new parks subcommittee interest form will go out soon and the board will be compiling the group at the next meeting.

Report back from Metro Board meeting:

Chelsea reports that there was a warm welcome from the Metro board. General consensus is that the Metro wanted an engineered plan rather than simply take the low hanging fruit of building nose in parking around the commercial district. The Merto District has similar challenges as the POA, with minimal staff and minimal resources. Ronnie was very grateful that the POA was at their board meeting. The POA will have to do more research and revisit the conversation with the Metro. Chelsea and Rachel will initiate the engineered survey this summer.

Manager's Report

- We hired a part time member for the maintenance team. Darien Stanger, he will help with the ongoing maintenance to free up Ryan to do more assessment of future needs.
- The South Butte objection was discussed at the Board of Adjustments. The next step is to go through the Planning Commission.
- Derek had a discussion with Scott Truex to address the bus stop.
- Derek has been participating in the Gunnison Valley Regional Housing Authority meetings. He met the candidates for the director position.
- He is finishing up the MetRec grant, which is due March 15, 2024.
- There are continued discussions about roads.
- There was a discussion about complaints. Andrew suggested that we create a formal complaint process where all complaints are posted on the website. All complainers must submit an official complaint form. Complainers will get a reply within a month. Chelsea suggested taking a set time once a month to hammer out the form replies.

Approve April 10, 2024, Board of Directors Meeting Date:

Chelsea and Lindsay will not be able to attend. Derek will confirm with Hannah and Rachael if they can attend.

Adjourn Regular Meeting:

Andrew made a motion to adjourn at 8:47 pm

Scott seconds the motion

All agree and the motion carried.