
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE 970-349-1162, WEBSITE: WWW.CRESTEDBUTTESOUTH.NET

Wednesday May 15, 2024
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Rachael Gardner, Hannah Lang, Lindsay Houston
Staff present: Derek Harwell, Tee Pleak
Community Members Present: Theresa Truettner, Scott Dobias, Danielle (no last name on Zoom), Wes Bellamy, Wythina Smith

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

Public Comment:
none

Approval of April 10, 2024, BOD Minutes

Scott made a motion to approve the April 10, 2024, BOD minutes.
Rachael seconds the motion.
All are in favor and the motion passed.

Review quarterly financial report:

Andrew commented on areas where we are over budget and under budget. We are over budget on income due to the forfeiture of performance deposits. We are over budget on legal fees. We are under budget on staff expenditures due to the maintenance position being unfilled for a couple months. There are seasonal staff for maintenance currently. The electrical repairs on the office were budgeted last year, and repairs took place this year. We are currently working with BMO to resolve fees. Andrew introduced having a "sweep account". He will discuss this with Cindy. Workers Comp Insurance increased 30%.

Subcommittee recommendations for Short Term Rental Policy:

Sue reviewed the STR documents.
Andrew commented that this subcommittee was very thorough, and he is ready to approve the policy. The policy will go into effect in January of 2025, so there is time to work on the policy final draft.
Andrew made a motion to approve the regulatory documents as presented by the subcommittee to be formalized by staff to be approved at a future meeting.
Rachael seconded the motion.
All are in favor and the motion carries.

Lindsay asked about the full vs. primary resident license, and how the applicant would prove the house is their primary resident. This will be verified by legal counsel.

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Andrew amended the original motion to include pursuit of legal advice around proving primary residency.

Sue seconded the motion.

All are in favor and the amended motion carried.

Sue made a motion to proceed with legal counsel to start the process of putting a vote to the membership of amending our covenants to include a limit on the number of full Short-Term Rentals in CB south to 20%.

Rachael seconded the motion.

All are in favor and the motion carries.

Andrew thanked the STR subcommittee for all their work.

There was a discussion about the timing of a covenant vote.

Hearing to consider approval for change of use from a vacant lot to a Multi-Family Project on Block 8 Lot 18, AKA 585 Teocalli Avenue / 221 Escalante Street:

Andrew reiterated our covenants explicitly allow multifamily buildings in filings one and two.

Rachael made a motion to change the use from a vacant lot to a Multi-Family Project on Block 8 Lot 18, AKA 585 Teocalli Avenue / 221 Escalante Street.

Lindsay seconds the motion.

All are in favor and the motion carries.

Continuation of discussion of POA's roles and responsibilities in addressing potential nuisance issues in the developing commercial area:

Derek gave an overview of the situation.

Sue reached out Joni Reynolds, Director of Health and Human Services for Gunnison County, but has not yet heard back. She did internet research.

Andrew commented that this discussion came out of a complaint about the coffee roasting and what is the POA's role in monitoring this. Andrew suggested that the POA's role would be to serve as a moderator between the complainer and the authorities.

There was a discussion about filing a formal complaint form versus having a discussion with Derek.

Public comment:

Theresa Truettner comments that she agrees that the POA should act as a mediator. She comments that legally that is all the POA can do.

Sue asked Wythina Smith about the variation of the smell. Wythina explained their son is learning to roast. She comments that they recently purchased a piece of equipment that will help reduce the smell and they are looking for an electrician to install it.

Andrew comments they should let the expert entities be the enforcement and the POA will be the mediators.

He is in favor of using the formal complaint form. This will keep track of complaints. There was a discussion about the submitted complaint forms being publicly posted on the website. Rachael

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is on the fence about posting the forms on the website. Andrew suggested requiring everybody fill out the complaint form, and publicly sharing the forms will be determined case by case.

Scott made a motion that all complains submitted to the POA office need to be redirected to a form found on the website.

Lindsay seconds the motion.

All are in favor and the motion carries.

Discussion for Board of Director Elections to take place in July:

We have 4 seats that are up for vote. Chelsea is not going to run. Scott, Sue, and Hannah are going to run again.

The announcement of board seats will be posted in the paper and sent in a specific eblast soon.

Board approval of letter to Town re: new winter parking restrictions:

Andrew commented on a specific ask from the town. There was a discussion about fully plowing the 4-way lot in the winter. There was a discussion about CB South residents being included in the local permit.

There was a discussion about subsidizing Mountain Express to extend service to CB South, although they probably don't have the staff or buses to accommodate that.

Derek will work on a letter for the board to submit to the town. The board will vote via email on this letter.

Manager's Report:

Derek reports that the survey of the right of way in the commercial district is underway.

Derek met with Metro and the County to discuss road repairs at the bus stop. They plan to widen the road at the turn onto Cascadilla Street.

On May 22, the Board of Adjustments will meet. This might be delayed.

Community Clean up day this Sunday.

Ice Cream Breakfast is June 8.

Met Rec hired a consultant to do their organizational master plan. There was a discussion about partnering with Met Rec to be able to apply for a GoCO grant for the park.

Derek discusses his conversations with the various affordable housing entities throughout the valley.

Derek has been attending the Mayors and Managers Meetings.

Derek had a discussion with the new Post Office Manager. There was a discussion about post office boxes in CB South.

The Planning Commission is hosting a hearing for the Oh Be Joyful Solar Array at the entry to Crested Butte. The POA agreed that we would purchase our electricity at the price per kw hour in relationship to that solar farm. There was a discussion about how long that commitment can be.

River Rim is interested in becoming full members of the POA. Currently they are associate members.

Approve June 2024 Board of Directors Meeting Date

The next board meeting will be held on June 12, Scott will zoom.

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Adjourn Meeting

Andrew made a motion to adjourn the May 15, 2024, Board of Directors meeting at 8:50 pm.

Rachael seconded the motion.

All are in favor and the motion passed.