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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

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Wednesday June 12, 2024  
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Rachael Gardner, Hannah Lang, Lindsay Houston  
Staff present: Derek Harwell  
Community Members Present: Chris Morgan

Andrew called the meeting to order at 6:10 pm.  
For the record Scott gave his proxy vote to Lindsay.

Public Comment:  
none

### **Approval of April 10, 2024, BOD Minutes**

Sue corrected some typos.  
Sue made a motion to approve the April 10, 2024, BOD minutes with edits.  
Andrew seconds the motion.  
All are in favor and the motion passed.

### **Review Short Term Rental Policy & Review and Adopt language for Covenant Amendment:**

Derek gave a review of the proposed covenant amendment that the STR Subcommittee has been working on. Andrew reiterated that both the primary resident and full-time rental will need separate votes because they are two separate restrictions. The board discussed the Application, Self-Compliance Declaration, and Safety Check List. There was a discussion about how to word the updated STR policy documents if the covenant amendment passes. There was a discussion about the 29-day minimum requirement associated with the full license. It is possible that a rental can be available and not be booked. Hannah asked for clarification of the titles of the documents. There was a discussion about the Good Neighbor Checklist document and when it is appropriate to put out trash for pick up. There was a discussion about renting the house and ADU under the same license, or a property owner that would rent out the whole house or a single room depending on the need. There was a question about how requiring multiple licenses for different rentals on one property would impact the 20% cap. There was a discussion about licenses being limited to one per deeded property or one per housing house, unit, or room – whatever is being advertised for rent. This question will be brought to legal counsel. Lindsay asked about HOA's within the POA that prohibit STRs. This will be disclaimed in the new policy. There was a discussion about a property owner being able to rent long term (6 months) and then short-term renting under the primary resident license. Rachael suggested mentioning a fee discount on the full license application to those who also long-term rent.  
Andrew summarized this discussion:

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- There will be language about when to bring trash to the curb and why these rules exist in the Good Neighbor Policy.
- The Good Neighbor Policy will be professionally designed to increase readability.
- The board agrees on the license and application fees as proposed. Andrew reiterated that the board cannot vote on the fees until the covenants are amended.
- The Good Neighbor Policy will add a piece about open range and cattle on the road.
- The STR Policy will include 29 consecutive days or less to be considered short term.
- When looking at applications, it will be defined that licenses are limited to one per property. This will require input from legal counsel on the current covenants and properties that rent in multiple ways (house, room, ADU).
- A stipulation will be added when a HOA prohibits STRs.
- Legal clarification will be sought if the Safety Checklist exposes the POA to be liable.
- Remove the minimum day requirement.
- The name of this document will be changed to Safely & Code Compliance Checklist.
- In examining the Covenant redline: Clarify where it mentions a house and the ADU not being rented at the same time. Also, remove the long-term rent piece.
- Regarding the Covenants, Andrew brought up questions to the board: regarding limiting the licensed to 20%, are we granting licenses to dwelling units vs. deeded units. The board agrees one license per listing will be required, and they will indicate dwelling unit, not deeded unit.

There was a discussion about ballot issues, if these should be combined into one ballot issue or broken out into several. The board agrees they should be broken out and voted on at the same time. The membership will vote on the 20% cap for full STR licenses. They will vote on a 60-day limit on the primary resident license.

The next step will be that the board will review all documents and suggest edits. Andrew complimented the STR Subcommittee and thanked them for all their hard work. The vote on STR's will not coincide as the Board of Directors vote.

### Public comment:

Chris Morgan asked about the timeline of the new STR regulations. Andrew answered that they hope to have a vote before the end of the year.

### **Parks Events and Donations Subcommittee Update:**

Derek reported on the meeting with the Parks Events and Donations Subcommittee. The subcommittee wants to host an event in the park Saturday, August 24<sup>th</sup>, with bands, food trucks, a pig roast, and auction items. This event will tie in with the Annual Meeting. In place of the traditional annual picnic, meeting participants will receive a voucher to use at one of the participating food trucks.

### **Discuss Public Access to Red Mountain Park**

Andrew explained that Met Rec wants the park to be declared open to the public. Met Rec wants to make sure, if CB South is a recipient of a grant, that the whole community will benefit.

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## **Update on POA's Roles and Responsibilities in Addressing Potential Nuisance issues in the Developing Commercial Area**

Sue gave an update. The County denies responsibility and suggests contacting the state. The Colorado Department of Public Health deals more with large site industrial air quality. On a side note, the person who initiated this complaint has not smelled anything lately. The board agrees that this complaint was valuable in helping define what our responsibility is as mediators, not regulators. The board agrees it is important to document complaints.

## **Discussion for Board of Director Elections to take place in July**

Nomination forms are due July 11, 2024. There have been no new nominations. There will be an eblast to the community to promote interest.

## **Manager's Report**

The basketball hoops are up.

Derek reports that the Board of Adjustments met, and they denied the appeals. Andrew asked if the developer could start the project. They can bring their approval to the county and start the project.

Derek reports that Adajio is working through the final approval of the division of block 6.

Derek explained how the mailboxes in Skyland work. They are completely managed by the Post Office. There was a discussion about mailboxes in CB South.

The Mayors and Managers meeting revealed that GVH has 20% of their positions unfilled.

Met Rec is moving forward with their masterplan. They will be finished in December. The Crested Butte Community School is partnering with the Town to apply for a Met Rec grant to complete the field. Met Rec does not want to see competing entities for the same project.

Derek will meet with the County and Metro about the roads.

Derek with GVRHA to discuss incentivizing affordable housing in CB South. There was a discussion that any affordable housing requirement would have to be a covenant amendment and be voted on by the community.

Skunks are back.

The ice cream breakfast was a success. The kids were happy.

## **Approve June 2024 Board of Directors Meeting Date**

The next meeting will be July 17<sup>th</sup>.

## **Adjourn Regular Meeting**

Rachael Made a motion to approve the regular meeting and move to executive session to discuss matters pertaining to staff at 10:37 PM.

Andrew seconded the motion.

All are in favor and the regular meeting is adjourned and the board moved to executive session to discuss matters pertaining to staff.