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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 July 17, 2024  
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Hannah Lang, Lindsay Houston, Scott Clarkson, Chelsea Stangl  
Staff present: Derek Harwell, Tee Pleak  
Community Members Present: Chris Morgan, Robert Liano

Andrew called the meeting to order at 6:03 pm.

Public Comment:  
none

### **Approval of June 12, 2024, BOD Minutes**

Sue made a motion to approve the June 12, 2024, BOD minutes with edits.  
Chelsea seconds the motion.  
All are in favor and the motion passed.

### **Quarterly financial report**

Andrew noted that staff and the DRC are holding builders accountable thus are withholding more performance deposits.  
We are under budget in Grants due to a reimbursement grant from Metrec. We are not sure about the timing of the Metrec operations grant so it has not been noted on the Projected to Actual.  
Andrew discussed exploring a possible capital reserves study. This is in the budget to start this year.  
Derek discussed that the legal line is up. The insurance will go up and we are unsure of how much.

### **Review and vote on Short Term Rental Policy**

Andrew discussed the covenant vote that will happen in the future.  
Sue suggested waiting on voting on the two types of license types and fee structure until the covenant vote happens.  
The board agrees that the proposed STR documents are complete.  
The board went through each document and confirmed that each was labeled correctly.

Sue made a motion to approve the Welcome the Crested Butte document that will be posted in each rental.  
Hannah seconded the motion.  
All are in favor and the motion carries.

Andrew entertained a motion to approve the property Safety and Code Compliance document.  
Scott made the motion to approve the property Safety and Code Compliance document.  
Sue seconds the motion.

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All are in favor and the motion carried.

Andrew entertained a motion to approve the Short-Term Rental Policy and License Information.  
Sue made a motion to approve the Short-Term Rental Policy and License Information  
Scott seconds the motion.  
All are in favor and the motion carries.

Andrew made a motion to approve the Self Compliance Declaration.  
Scott made a motion to approve the Self Compliance Declaration  
Sue seconds the motion.  
All are in favor and the motion carries.

Next steps are to post approved documents on the website and all property owners and property managers will be notified.

The new application will be reviewed before it is adopted.

## **Review and adopt language for Covenant amendment**

Derek discussed several areas that need to be clarified: How would the 20% of build out be ascertained. Each dwelling unit ought to have a license. Each dwelling unit counts toward 20%.

Recap:

The language to define 20% cap of dwelling unit vs deeded properties needs to be decided.  
How to define a hotel needs to be decided.

Sue asked about 4.2.8.B – there seems to be a lot of detail, the covenant language needs to be simpler. Procedural updates can be handled in the policies and not have to go through covenant changes.

Each deeded property can short term rent only one unit at a time.

Clarification needed from Beth:

1. Definition of dwelling unit
2. Do we need a third ballot question about renting more than 1 unit at a time?
3. Definition of a hotel that is allowed per CAMP. Does this need to be in the covenants or just in CAMP?

There was a discussion about including all these updates in one concise ballot issue.

## **Discussion and vote on update to bylaws**

Per Beth, section 6 of the bylaws needs to come up to date. Derek will create a narrative around proposed updates and get this to the board a week before the next meeting.

The board wants a complete board packet the Friday before the Wednesday meeting, or 4 business days. Anything to be discussed will be in the packet.

## **Discussion of IRS Revenue Ruling 70-604 to be voted on with board election**

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Derek explained this is a required annual vote. Derek explained the details of this ruling.

## **Discussion and decision about whether to hold an August BOD in addition to the Annual Meeting**

The board will have a work session on August 14, at 6 pm, and is requesting legal counsel to be present.

## **Approve Annual Meeting date, time and agenda**

There was a discussion about a pig roast and live music to be tied into the Annual Meeting. This would be a benefit for Red Mountain Park.

Timing: meeting 2-4, event afterward 4-9. Saturday August 24.

Scott is in discussions with a couple of bands.

There was a discussion about how this would be a fundraiser, and this would be a community gathering, all are invited.

Scott suggested securing sponsorship from local CB South businesses.

Andrew is supportive of moving forward with this plan. He encouraged Scott to reach out to the board to help.

Scott made a motion that the Annual Meeting be held Saturday August 24, at 2 pm.

Chelsea seconds the motion.

All are in favor and the motion carries.

Andrew suggested including the parks and met rec update to the Annual Meeting agenda.

The potential covenant amendment ballot initiative will be on the agenda.

STR updates will be discussed at the meeting.

The presentation will be shared with the board 4 days prior to the annual meeting.

## **Managers Report**

Derek shared that the pedestrian avenues are connected through and around the parks and commercial area.

Cattle has gotten out several times this fall. Derek shared the history of the rule where property owners must fence cattle out in Colorado.

Derek discussed the proposed development of Star View that will be going in at the intersection of Cement Creek and Highway 135. There was a discussion about affordable housing.

Derek met with Adam Murdie, Josh Ashe, and Ronnie Benson. They discussed hosting a sheriff substation in CB South.

The new nose-in parking in the commercial area continues to come along.

The bus stop road work is being held up by United Asphalt. Ronnie is concerned that the cost of asphalt will continue to rise.

Community complaints about traffic on Bryant continue to emerge. Derek wants to budget for permanent speed limit signs. Public works will have to install them.

There were complaints by the neighbors about Zuni West. Scott discussed adopting an updated sound ordinance.

Derek will be out of town next week.

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**Adjourn meeting**

Andrew made a motion to adjourn at 8:54 pm.

Hanna seconds the motion.

All in favor and the motion carried.