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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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## **Board of Directors Meeting Minutes 54<sup>nd</sup> Annual Meeting August 24, 2024, Sunset Hall**

Board members present: Andrew Sandstrom, Chelsea Stangl, Scott Clarkson, Sue Schappert, Hannah Lang

Staff present: Derek Harwell, Theresa Henry, Tee Pleak

Membership present: see sign in sheet.

Andrew called the meeting to order at 2:02 pm

Declaration on notice:

This meeting was properly noticed. The notice and agenda were mailed to all members via USPS on August 1, 2024, and published in the Crested Butte News on August 8, 2024. Hard copies were posted in the office and mailroom on August 1, 2024.

Lindsay gave her proxy to Hannah.

Rachael gave her proxy to Chelsea.

Approval of July 17, 2024, and August 14, 2024, minutes:

Scott made a motion to approve the July 17 & August 14, 2024, minutes.

Hannah seconds the motion.

All are in favor and the motion passes.

Board of Directors Election Results:

We met quorum with over 50% of the membership.

All four of the candidates on the ballot were elected in. Hannah Lang, Sue Schappert, and Scott Clarkson were re-elected. Theresa Truettner was elected.

Derek thanked Chelsea for her time and commitment on the Board and Commercial Area Subcommittee. The IRS Revenue Ruling passed.

Derek presented the financial report.

Pat Wallace asked about the cost of building and if this is covered by of dues. Andrew explained that the DRC position is covered by application fees.

There was a question about why the dues continue to rise. Andrew explained the expenses continue to go up, especially legal fees and insurance.

Sue Wallace asked about the legal expenses and demand of staff. She expressed that the parties initiating this process need to stop.

Andrew presented updates for the Parks Subcommittee.

Andrew and Lindsay are working on grants. Scott and Theresa are working events and fund raising.

Andrew explained that our parks are currently funded by the membership and are open to the public. We are working closely with MetRec to navigate this.

Sue and Scott reported on the Short-Term Rental Subcommittee.

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Scott gave an update on the committee members and what they have been working on. This group used the results of two surveys to clean up the regulations and application process. They worked on cleaning up language and requirements of owning a short-term rental. Scott explained the two different types of licenses - a primary resident license and full license. Sue discussed the upcoming Covenant Amendment Ballot Initiative on the Short-Term Rental restriction. The board will approve the language of the proposed covenant change at the September board meeting, and they will finalize a timeline to move forward. There was a discussion about that is a policy change and what is a restriction and requires a covenant change.

There was a question about if the community can vote on the language of the covenant change. The board reminded the community that all the board meetings and subcommittee meeting are noticed and open to the public. Opportunity to be involved throughout the process was welcomed. There will be a lot of communication and explanation before the vote.

## Association Manager's Annual Report:

Derek reports on the POA's role in enforcement.

He discussed how our community is thriving.

He discussed the grants secured over the past two years, primarily for the park.

He discussed the improvements made to the bus stop and the road in front of the bus stop.

Derek recapped the most recent scrutiny of our governing documents that went up to the County Board of Adjustments, Planning Department and County Board of Appeals. They all upheld our documents to say the POA managed this currently and legally.

Derek reports on the improvements to the safe pedestrian pathways and the roads.

Derek reports on the subdivision and plating of Block 6.

Derek discussed the Special Use Area within the Land Use Regulations. He discussed the CAMP & DRG documents and continuing to make improvements that are approved at the County level.

Derek discussed the multi-modal trail between CB and CB south and the new development at the intersection of Cement Creek and Highway 135, called Satr View. He discussed a potential roundabout at the intersection.

## CB South Metro District Report.

Ronnie discussed the metering system. He discussed snow removal. He discussed their completed water treatment expansion. Ronnie discussed emergency management of the Cement Creek bridge.

There was a question of the construction's impact on the road.

There was a question about who would step in to provide driveway plowing. Several local businesses were suggested.

There was a question about community support for seniors. Hannah gave the contact information of the new senior center in Crested Butte.

There was a question about CB South residents creating and using the trails on private property above CB South.

There was a question about cell service in CB South.

There was a discussion about incorporation.

The Board thanked the community for coming to this meeting and invited everybody to the Pickin' & Pork fundraiser.

Andrew makes a motion to adjourn the August 24, 2024, Annual Meeting at

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Scott seconds the motion.  
All are in favor and the meeting is adjourned.