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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 September 18, 2024  
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Lindsay Houston, Scott Clarkson, Theresa Truettner, Rachael Gardner,  
Staff present: Derek Harwell, Tee Pleak  
Community Members Present: Deborah Tutnauer, Paul Greenberg, Robert Liano, Curt Linville

Andrew called the meeting to order at 6:04 pm.  
Hannah gave fer proxy to Rachael.

Public Comment:

Deborah Tutnauer commented on the forfeited performance deposit of her house.

### **Approval of August 24, 2024, BOD Annual Minutes**

Scott made a motion to approve the August 24, 2024, BOD Annual Meeting minutes.  
Rachael seconds the motion.  
All are in favor and the motion passed.

### **Consideration of Clustering Lots 5 & 8, Block 17, AKA 62 Barbra St. & 59 Anderson Dr.**

Rachael made a motion to approve clustering Lots 5 & 8, Block 17, AKA 62 Barbra St. & 59 Anderson Dr.  
Lindsay seconds the motion.  
All are in favor and the motion carries.

### **Discuss and Approve language for Short Term Rental Covenant Amendment**

Sue composed a letter to go with the covenant amendment. The board gave feedback to make specific clarifications. There was a discussion about the timing of the vote. There was a discussion about the definition of Primary Residence.

Scott made a motion to approve the covenant language as presented, with the one edit of changing language to read less than 30 days, to be put on a ballot and presented to the membership.

Rachael seconded the motion  
All are in favor and the motion carries.

This vote will happen in early November.

This announcement of the vote will be sent to the membership in the mail and be posted in the newspaper and on website.

There will be public meetings about the vote.

Sue made a motion to notice and run the vote November 4, 2024, to November 20, 2024

Rachael seconded the motion.

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All are in favor and the motion carried.

There was a discussion about running a town hall meeting with the STR Subcommittee. Theresa offered to host this at Zuni. This will be October 23, 2024, from 6:00-7:00 pm.

## **Discuss and Approve of By-Law Amendments**

There was a discussion about aligning the by-laws and the Good Governance Policy.

Theresa made a motion to update our bylaws as proposed.

Scott seconds.

All are in favor and the motion carries.

## **Synopsis and Discussion of Legal needs and updates**

Derek identified and discussed areas where there is potential for legal needs.

## **Initial 2025 Budget Discussion**

The finance committee, which is composed of Derek, Andrew, Hannah, and Cindy, is beginning to look at the 2025 budget and discuss what percent the annual dues should increase. There was a discussion about initiating a new capital reserves study. There was a discussion about roads.

There was a discussion about improving our mailroom.

Andrew summarized that the board is in favor of a larger dues increase. The increase will need to be justified to the membership. Derek and Cindy will work on an expenses list.

## **Strategic Planning for New Board**

The Board will set goals for Staff. Annual compensation will be based on goal-oriented expectations.

Andrew highlighted the most recent Strategic Plan, dated 2016-2021. Much of this Strategic Plan is still current with the same concerns and topics. Andrew circulated a survey to the Board to ascertain their priorities. Rachael expressed concern for the commercial district. There was a discussion about the proposed commercial district in Star View. Sue shared the history of preserving the view corridor coming up the valley. There was a discussion about the Board sending a letter to the County and putting a letter template on the website. Theresa will draft a letter this week.

## **Managers Report**

Derek reports that there is a possibility of putting up a cell tower in the park. This would bring an increase of cell service for AT&T and Verizon. ComNet is the company who would put up the towers and they would lease the space in the park from the POA. This will benefit the CBFDP. There was a discussion about the cell towers doubling as light poles for the hockey rink. Rachael asked for an information sheet to distribute to the community.

Derek reports that Ryan injured his knee. This is a work comp claim. He has limited capacity to do his job currently.

It has been a significant bear season. There is a lot of communication and education in the community.

Public Works wants to put in a pedestrian path between Allan Homes Sites and CB South.

Derek is working with the Sheriff to install 20 MPH signs throughout upper CB South. He is also putting another digital speed sign in the budget for 2025.

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Block 6 infrastructure is being installed. They are putting in Ford's Way and parking along Gillaspey.

The road work by the bus stop is happening.

Derek got the Developer Improvement Plan from the County about the subdivision of Block 6.

There was a question about the townhome lots and how they were subdivided.

Sue gave an update of the coffee roasting. The state inspector came out and did an assessment of Camp 4 while they were roasting. The test showed that they are in compliance.

The next BOD meeting will be October 9, 2024.

Andrew made a motion to adjourn at 9:46 pm.

Scott seconds the motion.

All are in favor and the meeting is adjourned.