
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday October 9, 2024
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Theresa Truettner, Rachael Gardner, Hannah Lang,
Staff present: Derek Harwell, Tee Pleak
Community Members Present: Curt Linville, Rich Pianalto, Julie Krekeler, Sean Caffrey, Mike O'Connor, Wayne Neil, Rob Weisbaum,

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

Public Comment:

Mike O'Connor commented on the paving of the roads. The Board put him in contact with Ronnie at Metro.

Approval of September 18, 2024, BOD Annual Minutes

Scott made a motion to approve the September 18, 2024, BOD Annual Meeting minutes.
Hannah seconds the motion.
All are in favor and the motion passed.

Election of Officers

Sue Schappert made a motion to nominate Andrew Sandstrom as the Board President and Secretary, and Hannah Lang as the Vice President and Treasurer.
Rachael Gardner seconds the motion.
All are in favor and the motion carries.

Discussion of ComNet Cell Towers in Red Mountain Park

Julie Krekeler gave a PowerPoint presentation.
It was discussed that the current service is going away, leaving CB South without service. The proposed tower will have a 6'x20' box, which is a larger footprint than originally proposed. There was a discussion about the location of the proposed tower and impact of the rink. There was a discussion about the timeline, and they would hope to have this installed this spring. The Board asked for renderings of suggestions for the location of the cabinet box to post on the website for public viewing and this will be on the agenda for next month. There was a discussion about lease terms. A typical lease is 25-30 years. Julie will draft a possible lease and will present it to the board before the next meeting.

Quarterly Financial Report

Our current budget shows we are up in income, due to interest.
Areas of expense that are higher than expected are legal fees and insurance. There was a question about hockey rink advertising.

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Discussion of Proposed 2025 Budget

There was a discussion about DRC application fees.
There was a discussion about STR costs and expenses.
There was a discussion about MetRec grants.
There was a discussion about the capital reserves study.
There was a discussion about ski passes for all full-time staff.
The board requested actuals through October.

Discussion and Planning of STR Covenant Amendment Informational Event

The covenant amendment information is on the website. The USPS letter was mailed to the entire membership.
There was a discussion about hiring a graphic designer for Vote banner, social media post, flyers, and ad for paper.

Discussion and Approval of Updates to CAMP/SAR Document

Andrew explained that the County made suggested edits to the CAMP/SAR document. The County has given CB South authority to function as a Special Area under the Land use Regulations. There was a discussion about roads and density.
Derek discussed removing Special Events applications from needing board approval from the SAR document.

Rachae made a motion to approve the amendments to the previous CAMP document and include the addition that Special Events, that will not require variances, be approvable by staff.
Scott seconds.
All are in favor and the motion carries.

Managers Report

Derek is working in filling the part time maintenance position.
The crosswalks will be updated with proper alignment and signs.
The office will be closed to the public next week.
The rec path is being repaired with the forfeited deposit of the townhomes that caused the damage.
20 MPH speed limit signs will be installed by the County.
The bus stop project is underway. The crew has been great about accommodating the residents of the 4 plex along that stretch of road.
Derek and Theresa met about Star View, discussing their commercial area, gas station, and the view corridor. Theresa is drafting a letter. The board will comment then vote via email about submitting the letter to the County Planners.

The next BOD meeting will be November 13, 2024. Hannah and Sue will attend via Zoom.

Rachael made a motion to adjourn at 8:46 pm.
Hannah seconds the motion.
All are in favor and the meeting is adjourned.