
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday November 13, 2024
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Hannah Lang, Lindsay Houston
Staff present: Derek Harwell, Tee Pleak, Colin Leipelt, Lo storer,
Community Members Present: Andy Tyzzer

Andrew called the meeting to order at 6:00 pm.
Rachael gave her proxy to Andrew.
Theresa gave her proxy to Andrew.

Derek introduced Colin Leipelt, the new Maintenance Manager and Lo Storer, the new maintenance crew. The board welcomed them and thanked them for being here.

Public Comment:
none

Approval of October 9, 2024, BOD Minutes

Scott made a motion to approve the October 9, 2024, minutes.
Lindsay seconds the motion.
All are in favor and the motion carries.

Consideration of clustering Lots 11 & 12, Block 6, AKA 52 Gillaspey Ave and 44 Gillaspey Ave.

The applicants will reapply to cluster lots 11, 12 & 13. This will be on the December agenda.

Discussion and Approval of 2025 budget

Derek explained that we got an estimate on replacing the carpeting in the office that came in lower than expected, and the was offset by adding some signage.
Scott asked about budgeting for staff compensation.
Sue asked about the budgeted STR software.
Public comment: Andy Tyzzer asked about the DRC compensation line item.

Scott made a motion to approve the 2025 budget to post on the website for public comment.
Sue seconds the motion.
All are in favor and the motion carries.

Discussion and Approval of ComNet cell tower

The ComNet representative was not able to produce a rendering for this meeting. This will not be approved tonight, but Derek gave an update on possible locations of the towers. This topic will be on the future agenda when ComNet is able to provide renderings.
Scott asked about the potential gap in service with the decommissioning of the existing towers.

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Continued discussion of POA input on StarView development

Derek will reach out to Gary Huresky about timelines.

Theresa composed a letter to the County Planning commission expressing concern about the view corridor and an additional commercial district. The public comment period has not opened. When the public comment period is open the POA will let membership know.

There has been community interest in the only inlet coming off Cement Creek.

Lindsay will be proactive in helping Theresa with the letter.

Discussion and approval of updates to CAMP/SAR document

Derek reports that the County staff will have a final document for the POA to approve by November 25, 2024.

Public comment: Andy Tyzzer asked if the County's edits will be sent out to the community in the newsletter.

Discussion and Approval of implementation of process for smaller park projects

Derek reports that it was requested that the POA provide a pickleball net. There was a question about each interest group asking for funds for their sport/amenity.

Lindsay suggested that the applicant should demonstrate a need in the community. The applicant should get 15 signatures, provide 3 reasons how it would help the community and be below a certain financial threshold. Improvements must be high ranking on the park's masterplan surveys. If the ask is outside the POA managers financial threshold this will go the board for approval

Managers report

Derek reports that the vote is underway, and the voter distribution list is constantly being updated. Lindsay thanked Sue and Scott for putting out thorough clarifying information to the community. Sue thanked Deborah Tutnauer for writing a letter. There was a discussion about an interview on KBUT.

Derek reports that the bus stop roadway project is completed.

Derek reports on the proposed 20 MPH speed signs. The County will order 4 signs, and Metro will put them up in the community. There was a discussion about law enforcement in CB South. The cattle are in the Spann field and the fences are in good repair.

The request for comment on proposed commercial project on The Ridge of Crested Butte. Sue confirmed this commercial project is not going to happen.

Derek had a meeting with Mary Haskell about MetRec. They discussed ways to reduce the expenses and impacts to the park while maintaining the amenities and needs of the community. Andrew asked about diverging from the master plan, and if we would need to create a new rendering to showing the community.

The hunting complaint was determined to be handled by law enforcement.

There has been neighborhood frustration with the noise at the Zuni Brewery.

Approve December 2024 Board of Directors meeting date

The next meeting will be on Tuesday December 10, 2025. There will be a Special Meeting to present and approve the 2025 budget from 6:00-6:30. The regular meeting will be at 6:30.

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Adjourn regular meeting

Scott made a motion to adjourn the meeting and move into executive session to discuss personnel matters at 7:54.

Sue seconded the motion

All are in favor and the motion carried.