
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday December 10, 2024
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Hannah Lang, Lindsay Houston, Theresa Truettner, Rachael Gardner
Staff present: Derek Harwell
Community Members Present: Andy Tyzzer, Megan Zielonko, Cliff Campbell, Christopher Olson, James Brennan

Andrew called the meeting to order at 6:33 pm.

Public comment:

Andy Tyzzer commented that he wanted to reiterate his previous comments made at the 12/10/2024 Special Meeting regarding DRC application fees and resubmitting applications for unapproved projects.

Approval of November 13, 2024, BOD Minutes

Scott made a motion to approve November 13, 2024, BOD minutes.

Hannah seconds the motion.

All are in favor and the motion carries.

Discussion and Approval of Frozen Toes Hockey Tournament

James Brennen is asking for approval of the Frozen Toes Hockey Tournament. They want to host this event on January 5, 2025. They are asking for use of the pond, rink, Sunset Hall, and staff time. They are asking for a temporary rider under the POA's insurance. They will staff the event with volunteers and donate all income to rink improvements.

Rachael made a motion to approve the 2025 Frozen Toes Hockey Tournament.

Hannah seconded the motion.

All are in favor and the motion passed unanimously.

The board thanked James for his time.

Discussion and Approval of ComNet Cell Tower

ComNet will submit the rendering to the Board on Monday. These will be presented to the membership, and this agenda item will be on the January 2025 agenda.

Approval of 2025 POA Budget

Scott made a motion to approve the 2025 POA Budget.

Rachale seconded the motion.

All are in favor and the motion passed.

Discussion and Approval of CAMP/SAR from the County

The County has not returned this document. Andrew stated this is the County's document and they can make changes, not needing the POA's approval.

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Andy Tyzzer commented on ADA parking regulations. He asked about posting proposed changes to the CAMP/SAR document.

Discussion and Approval of new STR application and license fees

There was a discussion about keeping the fee schedule simple, as not to require more manpower. Scott discussed basing the fee structure on occupancy instead of square footage. He discussed the impacts to the community and how the rentals with more complaints are not necessarily the bigger houses. There was a discussion about implementing a deposit system where a rental that receives two complaints will have to put down a \$2500 deposit, and further complaints after that will result in a fine taken directly from that deposit. There was a discussion about the fee structure being based on square footage vs. occupancy. There was a discussion about creating a part-time position at the POA that manages all STR's. The board discussed tracking the time spent on STR's and what properties have received complaints.

Public comment:

Cliff Campbell comments on fees and requests that the board produce the data that shows where these fees come from.

Sheryl Olson commented that she is a part-time resident and short-term rents in the winter months. She is in support of taking a year to collect data of time spent managing STR's.

Andy Tyzzer commented on having law enforcement presence in CB South.

Scott made a motion that the annual STR license fee be increased to \$500 effective January 1, 2025. In addition, a one-time application fee of \$300 per STR license be adopted. The application fee would be collected from new STR license applicants and from licensees that have lapsed for one year or more.

Theresa seconds the motion.

Andrew recused himself.

Hannah, Lindsay, and Rachael are in favor.

Sue is opposed.

The motion carries.

Staff will manage robust tracking of SRT expenses to the POA.

Managers Report

The parking and plowing were off to a rough start this winter. Derek has been communicating with the county, and they are cleaning up around the community.

Derek is working with Toad Property Management to maintain the sidewalks around the commercial district.

The MetRec grant process is wrapping up. Derek will give the board an update after his meeting with Derrick.

Colin is learning how to make and manage ice in the rink.

The lease with Spann goes into effect December 15th. Colin is getting the Nordic track set. Derek reminded the board that Spann Ranch is very opposed to dogs on their land.

The draft letter for StarView Panning is ready. Derek will attend that meeting with the Planning Commission. There was a discussion about water rights through Metro.

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Lindsay made a motion to approve the composed letter and submit it to the Gunnison County Planning Commission.

Rachael seconded the motion

All are in favor and the motion carried.

This letter will be sent to the county, developers, CB South Membership, and will be posted on the website.

The next Board of Directors meeting will be January 8, 2025, at 6:00 pm.

Hannah Made a motion to adjourn the meeting at 8:18 pm.

Theresa seconded the motion.

All are in favor and the meeting adjourned.