
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday January 8, 2025
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Hannah Lang, Theresa Truettner, Rachael Gardner
Staff present: Derek Harwell, Tee Pleak
Community Members Present: Darren Glick, Jeff Taylor, Kathy Taylor, Ian Havlick, Anne Sage, Bill Sage, Tracy Hardy, Sebastian Gillim, Vince Arena, Lianne Valdivia, Kody Hawkins, Andrew Tyzzer, Ellie Hanna, Julie Krekeler, Curtis Lineville, Peter Carey, Holly Emerson, Ryan McKie,

Andrew called the meeting to order at 6:03 pm.

For the record, Lindsay gave her proxy to Hannah.

Public comment:

Tracy Hardy commented on the traffic on Cascadilla Street. She requested a permanent speed limit sign on Cascadilla Street by the park.

Approval of December 10, 2024, BOD Minutes

Sue made an edit to add James Brennan as a community member present at the December 10, 2024, meeting.

Scott made a motion to approve the December 10, 2024, meeting minutes with Sue's edit.

Theresa seconded the motion.

All are in favor and the motion passed,

Discussion and Approval of ComNet Cell Tower

Andrew discussed the existing cell tower located across the highway. It is being dismantled due to Chinese technology. The landowners did not want to renew the lease with updated equipment. Derek discussed the proposed location of the towers to benefit the fire department. Derek discussed the towers serving a dual purpose of mounting lights by the hockey rink. The other option is by the tennis court to provide lights over the parking lot.

Andrew mentioned that the board will not decide until there is a clear rendering of the boxes.

Rahael discussed the placement with consideration to the Parks Strategic Plan. Derek discussed locations near the existing buildings that would be impacted by snow shed. Andrew advocated the need for actual renderings and elevation sketches before bringing it to the community.

Andrew proposed a survey through Vote HOA Now. There was a discussion about the Metro's property by the water tower. The Board asked for specific renderings of the three locations that were discussed, including the water tower.

Scott clarified the need for two towers. One tower would be AT&T and the other Verizon. To combine them in one tower it would be a much taller tower. Scott asked Kurt from ComNet about the exposure of living close to the tower. Sue asked about a guarantee that nothing else

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would be added to the towers in the future. Sue confirmed that they currently hold contracts with AT&T and Verizon. Sue asked about coverage up to town. Sue asked about the footprint of the tower. ComNet is proposing a 18” base tower.

Public comment:

Tracy Hardy commented on moving the tennis court and the preservation of green space.

Jeff Taylor commented on the frequency of the buses. He also commented on preservation of green space.

Kody Hawkins commented on the lease price. He commented on the appearance of the boxes. He asked about fencing.

Darren Glick echoed what Jeff Taylor said. He discussed the lighting concerns.

Jeff Taylor asked about putting them up here in the office yard.

Kirk Haskell commented on his support of the towers. He asked for clarification on commercial dues.

Tracy Hardy asked how healthy it was to put a cell tower next to the water.

Sebastian Gillim commented on the Chinese technology in the old tower. He asked when the old towers are being dismantled. ComNet confirmed it was scheduled for 1/1/2025 and they are negotiating an extension.

Tully Burton commented on the height requirement. He asked about what the lease funds would be applied toward. He asked about the County approval for cell towers.

Ian Havlink commented on his disapproval of cell towers in the park. He is concerned about health threats. He is suspicious of ComNet.

Andrew Salim echoed what Ian said. He supports other locations outside CB South.

Bill Sage commented on his support of the water tower location. He also echoed what Ian said.

Kody Hawking commented on lowering property values.

Cory Bryndal commented that a tower on the valley floor is not a good choice. He suggested private landowners with a higher perch as a better location option.

Andrew wants to see full renderings, exhaust the water tower site as an option, and propose a community survey.

Discussion and Approval of CAMP/SAR from the County

This document is still in possession of the county.

Public comment:

Andy Tyzzer commented on the unknown changed to this document.

Bill Sage commented on the application of changes to the county.

Consideration and approval of clustering Lots 11, 12 & 13, Block 6, AKA 52 Gillaspey Ave, 44 Gillaspey Ave and 28 Gillaspey Ave.

This is the property that the Crested Butte Bank has approval to build on.

Theresa made a motion to approve the clustering of Lots 11, 12 & 13, Block 6, AKA 52 Gillaspey Ave, 44 Gillaspey Ave and 28 Gillaspey Ave.

Rachael seconded the motion.

All are in favor and the motion carried.

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2024-2025 Board Term Strategic Planning Session

Derek discussed the need to update documents periodically. He discussed covenant enforcement. Derek discussed the reconfiguration of Red Mountain Park. There was discussion about the need to uphold the Parks Master Plan that was approved years ago. There was a discussion about the need for community involvement if the board wants to alter the approved Parks Master Plan. Andrew said that the SB South membership should not pay for an amenity used by the entire valley. There was a discussion about MetRec grants. Derek is on the advisory committee for MetRec. The feedback MetRec got was the need to assess the needs and wants of the community. The board continues to discuss the field and ice availability that can be shared with town and their rec programs.

Andrew discussed being reactionary vs forward thinking with maintenance.

There was a discussion about the speed limit signs on Bryant. The portable sign will rotate locations, up and down the road. Permanent signs will be installed.

The plowing of the sidewalks along Pioneer Plaza is being pursued.

Governing Documents need streamlining and updating, especially the DRC application. There are regulations that are changing around us that we need to accommodate.

The covenant enforcement process needs to be formalized. Systems need to be put in place for tracking and fining.

Hannah made a motion to approve the strategic plan for the 2024-2025 board term as provided. Rachael seconds.

All are in favor and the motion carries.

Managers Report

Derek reports on his work to create more off-street parking.

The Frozen Toes Hockey Tournament was a success. This brought in funds to purchase hockey bumpers.

Colin is the only maintenance employee, and there is a steep learning curve. Dan Law retired. Volunteers are being recruited. The snow mobile that grooms the Nordic track lost its transmission today.

There are reports of partying at the bus stop. Law enforcement has been notified.

There are reports of people taking belongings from cars.

Star View continues to be finetuned and discussed. There will be another public hearing on February 6th. There was a discussion about traffic.

At 8:27 pm Theresa Truettner excused herself from the meeting.

Public comment:

Andy Tyzzer commented on the intersection at Cement Creek and Highway 135. He is concerned of the dangers it poses and the timing of the roundabout going in.

Managers report continued:

The UPS drop off on the porch seems to be managed well. There was a question about the liability with the UPS relabeling packages to be delivered to 61 Teocalli.

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The next Board of Directors meeting will be February 12th.

Scott Made a motion to adjourn the regular meeting and move into executive session at 8:49 pm.

Rachael seconded the motion.

All are in favor and the regular meeting adjourned and moved into executive session.

Scott made a motion to adjourn the executive session and return of he regular board meeting at 9:45 pm.

Rachael seconds the motion.

All are in favor and the motion carries.

Rachael made a motion to adjourn the January 8, 2024, Board of Directors meeting at 9:45 pm.

Scott seconds the motion to adjourn.

All are in favor and the motion carries.