
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Wednesday February 12, 2025
P.O.A. Board Meeting

Board Members present: Andrew Sandstrom, Sue Schappert, Scott Clarkson, Hannah Lang, Theresa Truettner
Staff present: Derek Harwell, Tee Pleak
Community Members Present: Bill Sage, Johnny Maberry, Kelly Maberry, Ellie & Cliff Hannah,

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

For the record, Lindsay gave her proxy to Scott. Rachael gave her proxy to Hannah.

Public comment: none

Approval of January 8, 2025, BOD Minutes

Hannah made a motion to approve January 8, 2025, BOD minutes,
Sue seconds the motion.
All are in favor and the motion carried.

Quarterly Financial Report

Hannah presented the quarterly and end of year financial report.
Sue commented that we should get more advertising in the rink to help pay for it. Derek commented on trying to get more programs through town to rent rink time.
The board looks forward to getting the results of the capital reserves study.

Continued Discussion of ComNet Cell Tower

ComNet is looking at the water tower and is discussing this with CB South Metro. ComNet's competitor is looking at a site across the highway on forest service land.

Andrew commented that there will be a survey if the designated site is in CB South.

Public comment:

Johnny Maberry commented that the water tower site is close to homes. Kelly Maberry commented that they don't want their view disrupted. She is advocating that the cell tower does not belong in the neighborhood.

Discussion of moving forward with Short-Term Rentals

Scott and Sue presented that the previous covenant amendment vote needed more outreach and was too close to the presidential election.

The Good Neighbor Guidelines need to be posted in all rental units.

Sue recommended that we would not need the two types of licenses. Sue is in favor of simplifying the ballot and rerunning the vote.

Theresa is in favor of limiting the number of short-term rentals.

Hannah is in favor of simplification.

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Andrew pointed out that our license is more expensive than Mt Crested Butte. He is interested in tracking the amount of staff time that goes into covenant enforcement with the STR's.

There was a discussion about getting the STR subcommittee back together.

Sue proposed running another covenant amendment vote with a lot of public education.

Derek commented on the demographics of the neighborhood and the voter turnout.

Public comment:

Ellie Campbell commented that they want to live here full time but are not able to, so they are short-term renting. She commented on the platform for communication. They were not able to come to the information sessions and they are suggesting an open forum for communication with the board. She is asking for data being collected on short-term rentals.

Madison Manning commented that continuing to vote on the same issue will lead to voter fatigue.

Discuss MetRec Status

MetRec is moving forward with their master plan. MetRec is not pursuing a new rec center.

Andrew discussed joining forces with MetRec to be able to ask for a GoCo grant. Red Mountain Park would need to be deemed public for this to happen. Sue asked about liability and insurance if the park is open to the public.

Managers Report

Derek reports on the conditions of the hockey rink and Nordic track.

Mountain Express is working on their 5-year plan. Both RTA and Mountain Express are down in ridership this winter.

Star View was asked to redraft their plan and bring it back to the planning commission. Derek suggested that they will bring a plan with less lots, be further from the highway, remove the commercial area, and allow for wildlife. There was a discussion about the entrance to Cement Creek Road and evacuation concerns. There was a discussion about the POA's authority and how we can comment. There was a discussion about surveying the community about Star View. Compliance issues are about dogs and traffic.

The next Bod meeting will be March 12, 2025.

Adjourn Meeting

Hannah made a motion to adjourn the February 12, 2025, BOD meeting at 8:12pm.

Sue seconds the motion.

All are in favor and the motion carried.