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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

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Wednesday March 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: Andrew Tyzzer, Brooke Murphy,

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

For the record, Lindsay gave her proxy to Hannah.

**Public comment:**  
none

**Approval of February 12, 2025, BOD Meeting Minutes**

Scott made a motion to approve the February 12, 2025, BOD minutes.  
Sue seconds the motion.  
All are in favor and the motion passed.

**Public Hearing regarding the application of 162 Escalante LLC, for a Three-Unit Multi-Family building on Lot 8, Block 10, Crested Butte South – Second Filing, AKA 162 Escalante St. to be approved as a change in use from vacant land to multi-family residential use so the application may proceed to review by the CB South POA Design Review Committee.**

Brooke Murphy commented on the petition she signed.  
Andrew Tyzzer commented the noticing on the property.

**Board Consideration of the application submitted by 162 Escalante LLC, for a Three-Unit Multi-Family building on Lot 8, Block 10, Crested Butte South – Second Filing, AKA 162 Escalante St. for a change in use from vacant land to multi-family residential use so the application may proceed to review by the CB South POA Design Review Committee.**

Derek Commented on the proper noticing of this land use change.  
Andrew commented on the highest duty of this board is to uphold the covenants.  
Scott clarified that a duplex is not considered multi-family. Duplexes are allowed in all four fillings, and multi-family are allowed in filings 1 & 2.  
Andrew commented that multi-family is limited to what is approvable by the DRC.

Scott made a motion to approve the change in use of Lot 8, Block 10, Crested Butte South – Second Filing, AKA 162 Escalante St. for a change in use from vacant land to multi-family residential use.

Hannah seconds the motion.  
All are in favor and the motion carries.

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### **Short-Term Rental Subcommittee Recommendations and Update**

Sue asked the STR Subcommittee, and she did not receive much feedback.

There was a discussion about possible confusion throughout the community. There was a discussion about tracking STR complaints. The board suggested directing staff to keep data through the summer and discuss a STR restriction vote in the fall of 2025.

Public comment:

none

### **Donation & Events Committee and Alpenglow Update**

Scott gave some history of Alpenglow in CB South. He isn't sure of the POA's financial obligation. Theresa and Scott agree that keeping the Alpenglow and the Annual Meeting separate would be beneficial. Derek will continue to discuss this with Brett Henderson of The Center. The board is interested in keeping a similar model as last year. Scott and Theresa are willing to help organize the Annual Community Picnic again.

Public comment: none

### **Managers Report**

Derek reports that the ice is melting, and both rinks are closed for the season. The Nordic track is still skiable.

Derek met with Derrick of MetRec. Derrick expressed that the funds that came in from 6B are not enough to fund the big projects people want. They are looking at another ballot measure.

Derek discussed that CB South can offer ice for youth hockey.

Derek reported that StarView is looking to scale back the number of lots. They are looking at the roundabout and an additional entrance off the highway.

There is a proposal for a 301-unit development at lower Verzuh.

Derek reports that the plow was low after the last snow.

ComNet is interested in quickly finding the best site for the cell tower. Andrew noted that there could be a need for an additional tower in the future.

There was an incident at the bus stop where the camera was knocked off the wall. There was another incident of the ballot security camera being taken from the mailroom.

### **The next Board of Directors Meeting will be April 9**

### **Move to Executive Session to Discuss State Mandated Updates to Enforcement Policy**

Hannah made a motion to move to executive session at 7:22 pm.

Sue seconded the motion.

All are in favor and the motion carried.

### **Move to Regular Meeting**

Hannah made a motion to come out of executive session at 7:42 pm.

Sue seconded the motion.

All are in favor and the motion passed.

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### **Approval of Covenant Violation and Enforcement Policy**

Andrew commented on his support for maximizing the \$500 fine for covenant violations. Staff will take a soft-touch approach before moving toward a formal violation notice.

Public comment: Andrew Tyzzzer commented on enforcement of SAR and the Covenants. He asked if this policy needs to be approved by the BOCC.

Scott made a motion to adopt the policy with the edit of maximizing the \$500 fine, following a 30-day notification window and opportunity for the community to appeal.

Sue seconded

All are in favor and the motion passed.

### **Adjourn Regular Meeting**

Hannah made a motion to adjourn the meeting at 7:52 pm.

Scott seconded the motion.

All are in favor and the motion passed.