

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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2009 Annual Meeting Minutes **August 9, 2009 - Sunset Hall, 3 pm** **Crested Butte South, Gunnison County, Colorado**

Board Members Present: Al Smith and Carlos Gonzalez-Brito

Staff Present: Chris Behan, Linda Roberts

Property Owners Present (per sign-in sheet): Angie & Charley Dumas, Nettie & Alan Gruber, Robert & Courtney Baker, Barbara & Gerry Bartush, Deanna Warren, Kathy Norgard, Dom Eymere, Paul Greenberg, Barbara & Rich Crawford, Jack Dietrich, Teresa & Randy Heitz, George Hayes, Brian Dale, Todd & Shannon Walton, Mickey Cooper, Michael Molitor, Elise Meier, Kieth & Joy Henning, Jenny DeFrates, David Neben, Jeff Hanggi, Ilene Spector, Virginia Roark, Ann & John Morris, Marilyn Foster, Pat DeTredici, Kevin & Sondra Donovan, Deborah Tutnauer, Tony Veit, Raymond Moore, Dennis Conlin, Cathy & Joe Frank, and Diane Wickenhauser.

Call to Order, Welcome, Introductions

Al Smith, current President of the P.O.A. Board of Directors, called the meeting to order at 3:05 pm. Al introduced himself and Board Member Carlos Gonzalez-Brito. Chris Behan, Association Manager introduced himself and Linda Roberts, Association Accountant.

Reading of the Minutes of the 2008 Annual Meeting

Reading of the Minutes of the 2008 Annual Meeting was waived. Time was allowed for members to ask questions or comment on the 2008 Annual Meeting Minutes, as copies of the minutes were available at the meeting for all in attendance. The minutes are also available on the website. The 2008 Annual Meeting minutes were approved by the Board of Directors in September of 2008.

Year-to-Date Financial Report

Income statements with Budget and Actual amounts for 2006, 2007, 2008 and year-to-date 2009 were available for property owners to examine. This information is also available on-line at www.cbsouth.net. Currently, unpaid dues from delinquent homeowners total about 5% of 2009 annual dues. Because of current economic conditions we have been more active in pursuing dues collections. We currently have had to lien 7 properties for 2009 dues in order to protect our position in the event of foreclosure. The Board voted to waive the Building Application Fee in March 2009 for the remainder of the calendar year, in hopes of stimulating building activity. In prior years, application fees have been about 10% of our budget income. In 2009 it will only be about 1%. The P.O.A. continues to operate on a bare bones budget. In light of the economy, the P.O.A. has no major projects on the horizon. Dom Eymere was hired full-time to do the Parks, Recreation & Maintenance for the P.O.A. This has helped get more accomplished with more consistency.

Officers Report

Al Smith noted that the recap of the past year would be covered in the Managers Report. Questions will be welcome as the meeting progresses.

Manager's Report

Chris asked Jack Dietrich from CB South Metro District (Metro) to give an update on the Sewer Plant Expansion & dirt currently stored in the Park. Jack explained that Metro is State Mandated to increase its capacity due to the increase in use. Metro has received a State revolving loan for \$2.3 Million at 2% to accomplish this. The new addition will provide an additional 125,000 gallon capacity per day bring total capacity to 250,000 gallons per day. The new equipment being installed was made for cold climates and the new addition should be fully operational by next spring. The dirt being stored in the Park will be gone by the end of this fall. Metro will clean up the site and reseed it for the P.O.A.

Metro also has a second project with a \$1 Million state revolving loan at 1%. This will provide a water tank on Tract 3 of The Ridges, just about Block 29 of CB South. By being above CB South it will eliminate the need for a pump station. Metro will re-vegetate the lot once installation is complete. Metro is also working on a pump station at the end of Teocalli Road. They will make a pond and take the water from East River Ditch #2.

Jack noted that Metro plans to lay the pipe & widen Neville Way in 2010. Roads are paved as build out is done and when funds are available. On the short list for future paving are: Goren, Blackstock and Kubler Court. There is no formalized notice procedure for letting owners know when a road will be paved. There are no anticipated fee increases in the near future.

Metro is also required by the state to develop a Source Water Protection Plan. CB South water comes from 3 wells. A fourth will be added by the time CB South is built out. Metro has prepared a flyer that informs residents about Proper Storage and Disposal of Household Hazardous Wastes. Members were encouraged to pick one up at the back of the room. He also detailed the Hazardous Waste Collection Day, on Sept. 23 from 9-3, here at the Park in CB South.

Members then asked Jack questions.

- Q: What testing does Metro do to the water? What impact does the River have on the well that is close to it? A: Metro follows a full schedule of testing and complies with all state requirements. The well nearest East River is 103 feet deep, which is the level of our bedrock, and is far below the surface water.
- Q: Why does the pond by the waste water plant look yellow? A: The pond has been affected by the pumping required (a.k.a. de-watering) during the building of the new plant addition. The pond should return to normal once the pumps are turned off, which should be in the near future.
- Q: Why is our water so hard? A: It is just what we have. Owners can install water softeners in their homes, but this is what Metro has to work with.

Chris next asked Jeff Hanggi to give an update on Gunnison County Electric Assn. (GCEA) activity in CB South. Jeff explained that they have spent over \$300,000 to replace 2 transformers this past year in an effort to provide more reliable service for years to come. GCEA's goal is to minimize the amount of people affected when the power goes out. He reminded homeowners that it is their responsibility to remove and replace any fences in the right-of-way when they are in the way of GCEA repairs.

Chris then gave a review of CB South P.O.A. accomplishments of the past year.

1. We had an energy audit done on the P.O.A. Office Building by Bart Laemmel, who also gave a presentation for CB South. We made low cost changes, hopefully will improve energy efficiency, save money & extend life of building.
2. Nordic Trails - big success
 - New 3-year agreement inked thru 2012
 - importance of everyone abiding by the rules for usage (no dogs / don't hop the fence)
 - Thank you to Kieth Henning for use of Snow Cat.
 - Thanks you to Eric Shull for additional snowmobile use.
 - Rented snowmobile & grooming equipment from CB Nordic Center - would be nice to own our own – budget dependent.
 - Early season track at the park was well used. Dogs will probably be allowed on the trails at the Park in winter.
3. Summer Rec. Program - affordable activities
 - We had 40 participants in the tennis lessons - should be at least a breakeven program
 - We have 13 participants in the informal tennis ladder (7 men, 6 women)
 - We have put in 3 horseshoe pits (pond area)
 - Tried to come up with Summer Softball, but not enough interest – will keep trying
 - 50 Rainbow Trout Fish in Cement Creek Condo Pond
 - Community Bikes have been heavily used; out of 12, we still have 10!
4. Community Clean up Day – July 18, 2009
 - Filled 4 dumpsters (for the second year in a row, thanks GVD, \$600 each = \$2400 Total)
 - 1st Annual Community yard sale / swap was included.
 - Worked with Gunnison County Public Works Department to pick up our weed bags & get more bang for our buck with the dumpsters for just trash.
 - Worked with CB South Metro District to keep building lumber out of dumpsters & again more bang for our dumpster buck.
 - Encouraged owners to utilize clean up day as a less expensive alternative than a special trip to the dump & achieve community goal of cleaning up unsightly lots.
5. Hockey/Ice
 - Did our best - always snow & sun made this a challenge (Special thanks to: Robert Brodie, Becket Tyrer, Dom Eymere, James Brennen).
 - We believe we run approximately 6,000 - 8,000 skaters out there each winter.

- Zamboni had body work & paint job. Now we are working on selling advertising on the Zamboni. If interested, please contact us - we'd love to work with you!
- 95% - 100% of the cost of all of the ice in CB South is covered outside CB South (Town, advertising, rent)
- We sell advertising on Plexiglas boards to help pay for operating the Hockey rink - If anyone is interested, there are fliers in the back of the room. Helps hockey & skaters can see what local businesses are hockey supporters.
- We continue to seek donations for new hockey boards...current status: Pending
- Have on deposit with Community Foundation of Gunnison Valley: \$11,700; pledges: \$4,400.

Chris also gave an update on various things that the P.O.A. is working on:

1. Curling will be moved onto the rink this coming season and we will formalize events and leagues.
2. We will be adding 2 more light poles on the pond soon for better lighting.
3. Soda Machine at Sunset Hall – The P.O.A. has an agreement with a private vendor, P.O.A. get 10% of profits.
4. Might see a new curb and hockey boards this coming season – the goal is that it will be at no cost to the P.O.A.
5. Weed control: Sign up sheet in back to be part of a volunteer committee to “Pull 4 CB South” in 2010
6. Post Office is requiring us to get signed forms to allow leaving of packages on our porch & copy of drivers license.
7. Mail boxes have been a well used amenity. We have a total of 150 boxes and currently only 20 remain unrented.
8. Performance Deposit Refund program: Contact our office & we will work with landscapers of your choice or arrange a local worker to help get your landscaping into compliance. We pay them from your performance deposit. We achieve compliance & you get a refund of any remaining deposit after the bills are paid.
9. Marketing CB South: We sent a simple flier to the local realtor, and this information is also available on our website.
10. Values of property in CB South:
 - 19 sales to date: 9 houses, 5 Condo/Townhome Units, and 5 lots.
 - Average sales Price: ~\$380 house / \$68.5 for vacant Land.
 - 0 housing starts - may be 3 coming yet this summer.
 - 17 currently in foreclosure.
 - 6 gone through foreclosure or short sale.
11. CB South turns 40 in 2010; Collect pictures, stories, for 2010 Picnic/party?
12. Thank you to all of our behind the scenes volunteers who help : Kieth Henning, Jack and the Metro District Guys, Kieth Bauer and the CB Nordic Center, Norm Whitehead, Dave Houghton, all the Hockey Guys and gals (and there are a lot of you) Dan Law, James, Brenen, Becket Tyrer, Robert Brodie, Steve Curtiss, Al Smith, Kirk Haskell, Duane Johnson.
13. Chris encouraged the members to complete the Housing Authority Survey. It is available on-line & copies were available at the back of the room.

14. The P.O.A. has sent out surveys during the year, at the direct of the Board, to seek feedback & direction as issues arise. We have a subscription that allows us to do this very inexpensively. We have approximately 51% of the members e-mail addresses and often have about a 40% response rate.
 - Owners requested that the P.O.A. send out a summary of the responses after a survey has been completed. Currently, results are available on the website, in newsletters & by attending board meetings.
15. RTA update: Chris & Al explained that they have been attending the RTA meetings and continue to seek bus service between CB South and Crested Butte. In the interest of safety, they have requested that the speed limit be reduced. They have requested that the bus from Gunnison come into CB South. The latest thought is to request a refund of our contribution to the RTA (our contribution is sales tax paid in the valley) and we could then use the funds to do our own separate shuttle. With our own shuttle, the speed limit change and the stop out on Highway 135 would both go away.

There needs to be a multi-prong approach to improve the safety and availability of a bus service.

- The P.O.A. needs to develop a detailed plan, perhaps working with an entity that knows the bus service business, such as Mountain Express. It also should explore all options for funding, such as refund of RTA sales tax collected from CB South residents, grants, CDOT, acceptability of pay-per-use and a dues increase which would require approval by 51% of all members, including vacant land owners.
- The P.O.A. will continue to seek a lower speed limit on Hwy 135 at Cement Creek Road, a flashing light for pedestrians, better lighting at the intersection and a painted crosswalk.
- Members should talk & write to the County Commissioners, CB & Mt. CB Town Councils, CBMR, RTA and Mountain Express to let them know their thoughts about bus service for CB South. Always ask to have your comments added to the meeting packet so that our concerns go on record.
- CB South must be ready to address how it will handle any deficit to funding of a bus.

Members questions/comments:

- Currently the Gunnison bus will not stop at the Cement Creek Rd. intersection if it is full, so it is unreliable, particularly in the winter.
- If RTA would reduce the number of stops in Gunnison, it would have time & money for a stop in CB South.
- If we could get a refund of fund received by RTA from CB South residents it might provide momentum for approval of a dues increase to help fund the bus.
- We should seek refunds from Mountain Express & others as well, and seek retroactive refunds.
- Safety should be our focus.
- We have been unable to get better lighting at the intersection of Hwy 135 and Cement Creek Road because there have not been enough accidents to justify the expense.
- A petition is probably less effective than a letter writing campaign.
- Could we add Skyland & get the HOAs to work together...more clout and cost sharing?

- Do we have any idea how many people would ride the bus? If people would pay to ride? The only way to really find out is to try it.

Election of Directors – Two (2) Seats

Ty Minnick, Cathy Frank and Shawn Olson are the candidates. Bart Laemmel withdrew from consideration. The majority of votes cast were mailed in prior to the meeting. Those who had not voted were given the opportunity to vote at the meeting. A tally of all votes showed that Cathy Frank and Ty Minnick were each elected to a 2 year term. The final count will be verified, and results will be announced on the website. Carlos Gonzalez-Brito is stepping down from the Board, so another position on the Board will be open. The Board will appoint an interested member to the remaining one year of his term.

- It was suggested that bios of each candidate be included with the ballot in future elections.

Property Owners Comments / Questions Time

- Q: What happened to the idea of a community garden? Many people live in condos & do not have garden space. In CB there is a fee for garden space which is used to cover the costs. A: The Board thought that given the lot sizes in CB South, a community garden would be unnecessary. However, these are good points & the Board will re-look at the possibility.
- Q: How can we make sure that the Community Bikes are available for people needing to get out to the Highway? The bikes are often being used by kids just riding around the subdivision. A: Each bike has a sticker on it explaining their purpose & where they should be left. We really can't control actual usage beyond that.
- Q: What were the results from the recent RV survey? A: Of 178 responses: 47.7% in favor of a covenant change to allow RVs, 42.1% were against, 8.9% don't care. On the question of allowing outdoor storage in the Commercial Area: 57.8% in favor, 29.2% against, 10.1% don't care. The purpose of the survey was to give the Board direction on whether it should continue to discuss these issues.

Al Smith adjourned the meeting at 4:50 pm. The picnic commenced with attendance much higher than at the meeting.