
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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JANUARY 10, 2007 – REGULAR P.O.A. BOARD MONTHLY MEETING MINUTES

At 6:00 pm, Al Smith, President of the Board, called the meeting to order.

Board Members Present: Al Smith, Dave DiBerardino, Peter Carey, Don Montgomery, Erin Dellaporta

Staff Member Present: Chris Behan, Louise Johnson

Others Present: Dan Robinson, Graham Ullrich, Mark Collins, Brian Levine, Angela Reeves, Gordon Reeves

Approval of P.O.A. Board Meeting Minutes from Previous Regular P.O.A. Board Meeting: Copies of the December 13, 2006, Regular Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Pete made a motion to approve the December 13th meeting minutes. Dave seconded the motion. All Board Members voted in favor of the motion.

Financial Report: Financial reports presented to the Board included the Monthly Budget Summary; Cash on Hand as of December 31, 2006; and additional detailed reports of cash in the bank for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of December. A summary of CD accounts was included in the financial package, as well as Bank Reconciliation statements for the month of December. It was explained that operating funds are being held in our money market account, except for \$2,000 in the Operating Checking Account and \$2,000 in the Hockey Rink Checking Account, so that they gain interest while not being used. Performance Deposit funds have been put into a CD account for six months. Money for the electrical upgrade at the hockey rink came from a grant. After reviewing the presented materials, Don made a motion to approve the financial report as presented. Erin seconded the motion. All Board Members present voted to approve the financial report.

Unscheduled Property Owners Comments:

Dan Robinson, trying to design his house to fit his very steep lot, came in with his architect and a new conceptual house plan that steps down the hill. Previously, the Board had granted a front setback variance due to the difficult topography of the lot. The new plan will now require a height variance. The Board is reluctant to grant variances, but this is an unusual situation and a very difficult lot, which might justify a variance. The Board feels the architect is on the right track with what he is doing. The height should be as minimal as possible to the final/finished grade. The garage roof pitch could perhaps be shallower, eliminating the room above it. When the final drawings are done, the Board wants to see that everything possible has been done to make it work on that lot.

New/Continued Business:

CB South P.O.A. 2007 Goals and Objectives Discussion(s), to include:

- **CB South P.O.A. 2007 Newsletter Items**

The newsletter should be mailed out in late February or early March. Much of the information that we provided in last year's newsletter will be condensed, but property owners will now be directed to our website to find that information. A page listing the 2006 P.O.A. accomplishments will be added to this year's newsletter, and a summary of the Association's rules and regulations will also be included. The Board needed additional time to consider whether other items should be included in the newsletter. It will be further discussed at the February meeting, and the newsletters will be mailed in March.

- **Rules and Regulations Document (creation and distribution)**

The Association Manager will create a rules and regulations document and present it to the Board for approval. Once adopted, the rules become enforceable. Reasonable rules and regulations can be added as long as they do not conflict with existing covenants. Al would like to see abbreviated rules and regulations put into a spiral-bound folder for all the property owners.

- **Covenant Enforcement Prioritization for 2007**

A list of covenants was presented to the Board for enforcement consideration. They included:

1. No building or exterior alterations of any kind without the P.O.A.'s approval, pertaining to sheds, fences, or other improvements and additions.
2. No parking of any "trailer capable of habitation" any where in CB South for more than 24 hours.
3. No temporary structures, i.e. tents.
4. All lots shall be maintained in a neat and attractive manner.
5. Lawns are to be mowed.
6. Lots are to be kept free of weeds, trash litter, refuse, garbage and any unsightly growth.
7. Only one real estate sign per property is allowed.

The various items were discussed by the Board, but no conclusion was reached as to which item should have the top priority, if time allows for summer enforcement given the workload on current Staff.

- **Transfer Fee Proposal for 2007 Ballot Initiative**

The Board agreed that they do not want to do another ballot initiative, and they do not want to propose a transfer fee at this time. It was noted that the Board would like to see if they can reverse some of the negative votes on the current dues-increase ballot by providing more specific information on how the money would be used. Al and Pete offered to make calls to property owners.

- **Annual Meeting/Picnic Scheduling for August 2007**

Last year our Annual Meeting date conflicted with that of the Crested Butte Arts Fair. This year we could choose an alternate date. It was suggested that it could be held sometime in September. No date was set at this meeting. Chris will have a date picked prior to the publishing of the 2007 Newsletter.

- Real Estate/Open House Signs (enforcement?)

Real estate agents should be reminded to take down their signs after open house days or weekends, and also be reminded of our signage rules (one per property). We could send our rules out to every real estate office yearly. This is not a big issue. People should be reminded that they have to take down their signs.

- Red Mountain Park Master Plan

It was suggested that we should wait and see what happens with the enclosed hockey rink possibility before going ahead with the Red Mountain Park Master Plan.

- Other Capital Project

The Board was asked to give suggestions for things they might like to see constructed in 2007. Even though money was put in the budget for a skate park, we might want to hold off on it and concentrate on enforcement of our rules. If money came in from enforcement, a skate park might be considered. We should get input from the public about what they want.

- Home Occupation Regulations and Enforcement

This issue needs to be resolved as promised in 2007. We will bring back the previous draft language and consider it. An “impact” definition should be part of the discussion. How home child care is handled is important also. We have to come up with something black and white. How much traffic is generated should be considered. The discussion was tabled until another meeting this year.

River Rim’s Joint Use Agreement Amendment Discussion/Decision

There are small differences in the Covenants and Guidelines of CB South and those for River Rim. It is up to the CB South Board to decide whether River Rim property owners should be given the right to vote. The issue started when the Land Trust wanted CB South to impose an assessment to help with the purchase of the Niccoli Ranch property. The River Rim Association has been operating just over a year now. That is when Gordon and Angela Reeves were approached to manage it. Last year was the first time River Rim owners had to pay two separate amounts of dues. There are two options, modify the agreement or do nothing. The CB South Board would offer River Rim to vote to be absorbed by CB South. However, at this time, River Rim does not want to be absorbed by CB South. Gordon suggested adopting the rule that the more restrictive covenant is the one that applies if the agreement were to be modified. CB South would want to review plans after River Rim and collect a fee for that review. There would have to be some mechanism to synchronize the design guidelines. This could be just one more issue that could be a potential problem down the road. Dave made a motion to leave it the way it was or absorb River Rim. Al seconded the motion. All Board Members voted in favor of the motion.

Association Manager’s Report:

2006 P.O.A. year-in-review

Information on 2006 will be presented at another meeting.

At 10:00 pm the Regular Board Meeting was adjourned by Al Smith.