

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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MARCH 14, 2007 – REGULAR P.O.A. BOARD MONTHLY MEETING MINUTES

At 6:10 pm, Al Smith, President of the Board, called the meeting to order.

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

Staff Member Present: Chris Behan, Louise Johnson

Others Present: Jeff Steward, Amber Steward, Nancy Rem, Wes Morey, Cory Watt, Jamie Watt

Approval of P.O.A. Board Meeting Minutes from previous Regular P.O.A. Board Meeting: Copies of the February 15, 2007, Regular Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Pete made a motion to approve the February 15th meeting minutes as presented. Don seconded the motion. Dave abstained from voting because he was not present at the February meeting. All other Board Members voted in favor of the motion to approve the February 2007 meeting minutes.

Financial Report: Financial reports presented to the Board included the Monthly Budget Summary; Cash on Hand as of February 28, 2007; and additional detailed reports of cash in the bank for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of February. A summary of CD accounts was included in the financial package, as well as Bank Reconciliation statements for the month of February. It was noted that \$50,000 was moved from the Money Market Account to a CD Account – this money was from the approximately \$70,000 that was no spend in 2005 and 2006 by the P.O.A. After reviewing the presented materials, Don made a motion to approve the financial report as presented. Pete seconded the motion. All Board Members present voted to approve the financial report. Additionally, it was brought up that there are hockey funds due to us by the Gunnison Area Foundation, approximately \$900. Dave made a motion to invoice the Gunnison Area Foundation for these funds. Don seconded the motion. All Board Members present voted in favor of the motion.

Unscheduled Property Owners Comments:

A question was brought up as to whether the dog leash law could be amended to allow dogs who are trained to obey voice commands to be off the leash when with their owners. It was felt that the real issue is dogs roaming around on their own, not the dogs with owners. Would there be a way to tag dogs who can demonstrate that they are truly under voice control? The Board agreed that this is an issue that could be discussed further. Related issues could be designating an area for dogs to go in the park and setting up some clean-up stations for dogs.

The owner of 102 Cascadilla Street wanted to let the Board know about the problem of vehicles, trucks, snowplows, etc. turning around in his driveway. The problem is caused by the fence that was put up years ago when Cement Creek Condo Association went to Gunnison County to have the lower section of Cascadilla Street vacated. It is believed that Cement Creek Condo Assoc. was supposed to put in a cul-de-sac at the end of the street, but that was never done. The property owner is wondering if the vacating of the street is reversible. David Liensdorf, the P.O.A.'s attorney was here when the agreement was made. Chris will look up the agreement and bring the information back to the Board.

Final Architectural Project Review:

Steward Single-Family Residence

Lot 42, Block 23, Filing #3 – 2369 Bryant Avenue

Plans were presented to the Board for final approval. Suggestions were made to the owners to coordinate drainage with the lot down below them and to put up orange construction fences on perimeters during the construction period. The plans looked good and the guidelines were followed. Dave made a motion to approve the project as presented on the plans. Don seconded the motion. All Board Members voted to approve it. Chris will attach some additional conditions with the approval letter.

Rem Single-Family Residence

Lot 10, Block 14, Filing #2 – 445 Shavano Street

Plans were presented for final approval. The Board commented that they would like to see the west section of the roof step down to meet the guidelines on roof shape and form, which states: *“The overall shape and articulation of each roof should be sufficiently irregular to avoid boxiness or a sense of overpowering massiveness. The roof must not sit like a cap on top of a box; it must be well integrated into the volume of the residence.”* The owner feels that they have followed the guidelines and that there are many other features that break up the roof. They want the house to be all one level and the want 9-foot ceilings. Don made a motion to approve the project contingent on 1.) Changing the horizontal gray wainscot to vertical rusted metal wainscoting, 2.) Changing the metal trim on the bump-outs to cedar, and 3.) The western roof section stepping down at least 2-feet to meet the Design guidelines. A variance will be given on the roof pitch if needed. The owners should bring their revised plans that reflect the changes into the P.O.A. office to get the approval letter from the Association Manager.

Morey Single-Family Residence

Lot 2, Block 2, Filing #1 – 252 Cascadilla Street

Plans were reviewed for final approval. Dave made a motion to approve the project contingent on adding a window, building a more pronounced pop out over the door and making a change to the roof. Don seconded the motion. All Board Members voted to approve the motion. The approval letter will be written when revised plans are brought in to the office.

New/Continued Business:

Motion to authorize the re-financing of the Loan for the P.O.A. Office Building at 61 Teocalli Road with The Bank of the West.

The existing loan on the P.O.A. office building is a 10-year adjustable rate balloon, amortized over 25 years at prime plus one. Prime rate is now 8.25%. The new loan with Bank of the West

to refinance the existing \$141,000 loan balance would be a 15-year fixed rate loan at 7.00%. A motion from the Board is needed to allow this refinance. Pete made a motion to approve the refinancing of the office building with a 15-year fixed rate loan at 7.00%. Don seconded the motion to approve the loan. All Board Members voted in favor of the motion to approve the loan.

Authorization to REA (Gunnison County Electric Association) to add a safety light and adjust the existing safety light at the intersection of Cement Creek Road and Highway 135

The light at Cement Creek Road and Highway 135 belongs to CB South P.O.A., meaning that we are billed for and pay for the electricity for this light. Mike Wells from Gunnison County REA believes that REA can adjust the direction of the light, as well as add a new light pole and light (or two to meet the L.U.R.). This would improve the visibility and safety at the intersection. A letter of Board approval is needed to authorize action on this proposal. Erin made a motion to authorize action to change the direction of the existing light and pursue the installation of a second light. Don seconded the motion. All Board Members voted in favor of the motion.

P.O.A. Vehicle Purchase/Lease Discussion and Possible Action

The P.O.A. is in need of a truck for various Association work that needs to be done in CB South in the parks and common areas and related to construction inspections. It could be a bare bones vehicle, but four-wheel drive and a bed-liner will be necessary. The Association Manager should research and bring back to the next meeting specific costs to lease or buy a vehicle.

New Red Mountain Park Sign Purchase Discussion and Possible Action

Two bids have been solicited to purchase a new sign for Red Mountain Park. The Board was asked if they wanted to approve a new sign. Randy of West Elk Signs would make a sign that matched the entry sign and other two signs in CB South for approximately \$650. Don made a motion to approve the purchase of a new sign. Erin seconded the motion. Pete disagreed with the purchase of a new sign. Four of the five Board Members voted in favor of the motion.

Gunnison Contractors Association Informational Presentation concerning their possible challenge of the Gunnison County Workforce Housing Linkage Fee

Jamie Watt and Cory Watt were present at the meeting to discuss steps they have taken to challenge the Gunnison County Workforce Housing Linkage Fee. Cory represents the Gunnison County Contractors Association, which is a chapter of the Colorado Builders Association. They have hired an attorney who has put together a letter of protest to Gunnison County for this linkage fee, especially pertaining to areas north of Round Mountain, which pay a much higher linkage fee. A major concern about this fee is that there is no plan of action as to how this money is spent. The first step in fighting it is to use the letter from their attorney. When someone goes to Gunnison County for a building permit, they can put in this letter of protest. The person would then be on record as opposing it. Another goal to using this letter is to make the County aware that the community is not on board with the linkage fee. This letter, however, is for members of the Gunnison County Contractors Association only, because this is authored by their attorney and funded by their membership fees. This could be worked-around by having contractor, who is a member, building for a client, or a builder could buy a one-year membership to the Gunnison County Contractors Association. Cory gave out copies of correspondence from

the attorney they have hired that outline additional steps that may be taken to fight the linkage fee. It will take a lot of money to follow through with it.

Association Manager's Report:

Teocalli Pedestrian Path Preparation and Construction Plan for 2007

This item was not discussed at this meeting, but it will be put on the April agenda for a formal motion.

With no further matters of discussion, Al Smith adjourned the Regular Board Meeting at 10:00pm.