

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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August 8,, 2007 – REGULAR P.O.A. BOARD MONTHLY MEETING MINUTES

At 6:05 pm, Al Smith, President of the Board, called the meeting to order.

Board Members Present: Al Smith, Dave DiBerardino, Erin Dellaporta; Peter Carey arrived at 6:15 pm

Staff Member Present: Chris Behan, Linda Roberts

Others Present: Ross Tunkey, Reid Templeton, Cindy Pfautt, Eric Dishmon, Gerald & Barbara Bartush, Joy Cunningham, and Norman Whitehead.

Approval of P.O.A. Board Meeting Minutes from previous Regular P.O.A. Board Meeting: The July 11, 2007, Regular Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Al Smith requested the following correction to the July 11, 2007 minutes under Unscheduled Property Owners Comments: “JJ Hanratty lives at 145 Gillaspay Avenue not Ross Turnkey. Ross Tunkey was present to assist JJ Hanratty. JJ Hanratty made the request regarding the change to the SAR.” Dave made a motion to approve the July 11, 2007 Meeting Minutes as corrected by Al Smith. Erin seconded the motion. Motion was approved by Dave, Al and Erin.

Financial Report: July 31, 2007, financial reports were presented to the Board including: the Monthly Budget Summary; Cash on Hand as of July 31, 2007; Bank Reconciliation statements for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of July and a summary of CD accounts. After reviewing the presented materials, Erin moved to approve the financial report as presented for July 2007. Dave seconded the motion. Motion was approved by Dave, Al and Erin.

Unscheduled Property Owners Comments:

Ross Tunkey and Reid Templeton, on behalf of JJ Hanratty, 145 Gillaspay Avenue, inquired whether JJ could go through the CB South Board to have the zoning of 145 Gillaspay changed such that in the future it could be re-zoned for potential commercial development. This was a follow up to last month’s Board meeting discussion. Chris informed the Board that pursuant to Sections 6.01 and 24.01 of Crested Butte South Covenants and Restrictions, the Board does not have authority to change the zoning from residential to commercial. This would require a vote by the members to change the Covenants. Chris will e-mail Ross the pertinent sections of the proposed Special Area Regulations (SAR). JJ’s options are either to have a vote by the members for a change to the Covenants or alternatively, wait for the finalization of the SAR.

Cindy Pfautt expressed her interest in seeing bus service between CB South and Crested Butte. A discussion ensued regarding our financial limitations. The fee presented to the P.O.A. by Mountain Express to provide this service was at least twice our annual budget. Cindy indicated that she is willing to start a petition to determine interest in this issue which we could present to the County for help with funding.

Architectural Project Review:

Dishmon Single-Family Residence: Lot 40, Block 26, Filing #4 – 212 Anderson Drive

Eric Dishmon presented his plans to the Board. The Board discussed problems with the current site plan. The driveway is too steep, in excess of our 11% maximum, shown currently at 12.5% in places. The owner will need an ILC because the height of the house is close to the P.O.A. height limit. Additionally, the retaining wall stepping is an issue. Motion by Peter to approve the project with the following conditions: 1. The final site plan to be presented to Chris for approval shall meet all county and CB South Regulations for the driveway and retaining walls; 2. The owner shall provide an ILC to Chris for his approval upon covering of the roof; 3. The owner shall revise the plans to “dress up” the street side of the barn/garage, particularly the blank spaces together with the inclusion of a window to balance out the wall which shall be presented to Chris for approval. Erin seconded the motion. The motion was unanimously approved.

Steinman Garage Addition/Accessory Apartment; Lot 9, Block 13, Filing #2 – 332 Escalante Street

Owner was not present, no action was taken.

Metro District Vacant Lot Fill Request; Lots 52 & 53, Block 26, Filing #4 – 446 Anderson Drive

Norman Whitehead owns the vacant land at 446 Anderson Drive. Metro District has excess dirt that it needs to remove and Norm has a need for fill. Norm requested approval of Metro depositing its excess dirt on his lots. This would allow him to have a walk out basement. He would create a berm with the fill to stop any runoff and install a pipe to catch any runoff that escapes the berm, before it leaves the property. The fill will increase the grade by 3 feet at the top of the building site. The fill would be deposited in 2007 and 2008. The Covenants regarding fill and lot appearance were discussed. Dave moved to approve the fill project as discussed with a performance deposit requirement of \$1,000 for revegetation. Peter seconded the motion. The motion was unanimously approved.

New Business:

Garbage/Trash Handling and Covenant Enforcement/Safety Issues Discussion

Joy Cunningham was present for Waste Management. The Board held a length discussion regarding the bear problems in CB South this summer and possible solutions.

The Board authorized Chris to pursue fining residents without the 30-day notice, if the resident does not handle his/her trash in a safe and healthy manner resulting in a public danger, such as, but not limited to, refrigerators set out as trash (which Waste Management does not pick up curbside).

Peter moved that for the Health and Safety of Crested Butte South residents, effective immediately, the POA shall adopt rules and regulations regarding trash storage as follows:

Trash Regulations for the Health and Safety of the Residents of CB South:

1. All trash for pick-up in CB South must be placed in cans with lids.
2. Bags of trash are not permitted to be placed by the roadside for pickup.
3. In CB South, trash may not be set out by any roadside before 6 a.m. the day of trash collection, and all trash cans must be removed from the roadside by 9 p.m. the day of trash collection.
4. All trash must be either stored in a Bear Resistant Container, or stored inside of a garage or shed.
5. Any Bear Resistant Container must be compatible with the Waste Management criteria for containers that can be picked up by their trucks.
6. For additional Waste Management criteria regarding acceptable containers and quantities allowed for pickup, etc. residents should check with Waste Management.
7. Fines for violation of items 1-4 above are as follows:
 - 1st offense:** Warning
 - 2nd offense:** \$25 fine
 - 3rd offense:** \$50 fine
 - 4th offense:** \$100 fine
8. Appliances are not part of regular trash pickup; the setting out of any appliance for roadside pickup for more than five (5) calendar days, shall result in a \$25 fine.

Dave seconded the motion. The motion was unanimously approved.

The Annual meeting is this Saturday, August 11, 2007. The next Board meeting is September 12, 2007. The Board plans to address the following issues at its September meeting: 1. Home Occupation regulations, including home offices and in-home day care operations and 2. Winter trash pick up for the upper regions of CB South. (On October 1, 2007 Waste Management will implement its winter trash collection policies.)

With no further matters for discussion, Al Smith adjourned the Regular Board Meeting at 7:55 pm.

The P.O.A. Annual Board Member Appreciation Dinner at Rueben's followed immediately after the Meeting.