

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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JANUARY 16, 2008 REGULAR P.O.A. BOARD MONTHLY MEETING MINUTES

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

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

Staff Member Present: Chris Behan and Robert Schultz

Others Present: John Featherman, Norman Whitehead, Joy Cunningham, Alan and Nettie Gruber, and Jerry and Barbara Bartush.

Approval of Minutes and Financials

Approval of P.O.A. Board Meeting Minutes from previous Regular P.O.A. Board Meeting: The December 16, 2007, Regular Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Dave made a motion to approve the December 16, 2007 Meeting Minutes. Erin seconded the motion. Motion was unanimously approved.

Financial Report: December 31, 2007, financial reports were presented to the Board including: the Cash on Hand as of December 31, 2007; Bank Reconciliation statements for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of December and a summary of CD accounts. The year end results were discussed. Rather than the projected \$48,000 loss, the actual 2007 expenses exceeded income by approximately \$19,000. Chris alerted the Board that Cement Creek Condo's bobcat was damaged while cleaning the ice rink. After reviewing the presented materials, Dave moved to approve the financial report as presented for December 2007. Pete seconded the motion. Motion was unanimously approved.

Unscheduled Property Owner Comment:

Chris presented the request from the Crested Butte Land Trust for a letter of support for a Gates Family Foundation grant application for a conservation easement on the Rozman Ranch. This is Phase 2 which covers approximately 180 acres and includes agricultural land with natural area, wildlife habitat, riparian wetlands and 1.5 miles of Slate River frontage. The Board instructed Chris to draft a letter of support which should include a request for a map of the area in question and also inquire about public access.

Norman Whitehead updated the Board on the curling ice and stones. One set of stones is still in Idaho, as it will cost approximately \$1,000 to ship them. Hopefully he will find time this winter to pick them up.

Architectural Project Review:

Geisler Single Family Residence Site Plan Modification and Height Variance Request Lot 26, Block 22, Filing #4-412 Cisneros Lane

John Featherman and Norman Whitehead presented the plans for the Lot, seeking a height variance. The plans had previously been approved with 2 provisions: the fire department had to approve the plan and the driveway slope/grading had to meet P.O.A. Guidelines. The Lot has

special challenges in that it has a ditch in the middle, and the road is built up approximately 8 feet higher than the Lot grade. In order to comply with these requirements, the plans changed, moving the house up the hill. This allows the driveway to have a 4% grade for the first 20 feet from the road. The result is that the house sits about 6 feet above the existing grade of the lot. The builder proposes to re-grade the lot to address this issue, essentially filling in the ditch. The house will still be lower than the neighboring houses. The builder seeks a variance to allow the height to be measured from finished grade rather than original grade. Peter moved to approve a variance to allow the house height to be measured from finished grade which shall be filled and feathered to make it look like natural grade with an anticipated grade of 3:1 or 4:1. Erin seconded the motion. The motion was unanimously approved.

New Business

Transportation Discussion: Chris updated the Board on the results to-date for the Transportation Survey. We have received approximately 150 of the completed surveys, with about 70% in favor of a bus, but about 60% opposed to a dues increase to pay for the service. The State Police have informed RTA that buses may not legally stop in the turn lane or the acceleration lane of 135 in and around Cement Creek Road. CDOT is proposing to build a pull-out on Hwy 135 at Cement Creek Road next summer (2008). Options discussed were: 1). Re-align Cement Creek Road as it enters Hwy 135 and put in a park-n-ride, 2). Ask the County for more financial help via an existing tax avenue, 3). Seek additional support from RTA in exchange for supporting their tax which will be up for a vote in November of 2008, 4). Inform RTA the amount that we have to spend & see what services it could provide, 5). Explore Dial-a-Ride with RTA. The issues are: 1). "What does CB South need?" 2). We need an absolute firm commitment from the other financial sponsors before we put a dues increase to a vote. 3). Any grant applications must go through either the County or CFGV since we are not a town. No action was taken. More discussion will occur at February's meeting.

4th Filing Trash Pick-up Discussion

Chris informed the Board that where Cisneros and Gloria convene there has been significant overflow of trash and he has received several complaints. Joy Cunningham of Waste Management informed the Board that WM will now pick up trash in the 4th Filing below Barbara Place and on Anderson Drive and below. Customers living on Barbara Place and on Neville Way will have 2 pickup spots to leave their trash cans. This involves only 6 customers. All trash cans must have lids, must be labeled with the owner's address and must be placed at the end of the driveways. They will enforce a 3 can limit per household. WM will not pick up on these roads when there is a whiteout or if the roads have not been plowed. Highlands cannot drop their trash at these designated spots. Highlands must take their trash to the transfer station. There will be no pickup at the intersection of Cisneros and Gloria effective immediately. Joy has called/written all of customers involved and will also send each a letter.

Residential Design Guideline Modifications-Driveway Regulations

Moved by Pete and seconded by Erin that: for the safety of all present and future owners in CB South the Board determines that driveway guidelines shall require the first 20 foot section coming off the road and the last 20 foot section going into the garage or parking area closest to the residence shall not exceed a 4% grade, without exception. The remainder of the driveway shall not have a slope exceeding 10%. Motion was unanimously approved. Additionally the

board instructed Chris to investigate requiring an engineer designed driveway if the lot grade is greater than a certain slope. Erin suggested that a new owners' packet would be helpful to alert purchasers of this requirement. Due to difficulties in distribution, this may not be feasible. All Residential Design Guidelines are available on our website. Snow shed and snow storage from driveways will need to be addressed in the future.

Association Manager's Report

Chris informed the Board that he purchased a much needed snow blower which has already been put to good use keeping the bus stop and P.O.A. office accessible and assisting with clearing the skating ice. Chris also now has a new desk which better serves his needs. His old desk has been put to use by Robert (code enforcement and office assistance). Hockey players have asked for an outdoor propane heater. The Board was of the opinion that the Warming House is sufficient. Chris has hired a backup Zamboni driver. Next fall the P.O.A. will need to consider hiring an all around shoveller, Zamboni driver, ice handy man. A fundraiser for the Hockey Boards is scheduled for Feb. 9. The Julie Ann Woods is reviewing the SAR, once her review is complete, Chris will get it on the County agenda.

The Board re-visited the question of whether to hire a consultant to address the issue of when to become a town. The Board instructed Chris to draft specific questions for the consultant. The Board will review these questions at the next meeting.

With no further matters for discussion, Al Smith adjourned the Regular Board Meeting at 9:15 p.m.