

REGULAR CB SOUTH P.O.A. BOARD MEETING MONTHLY MINUTES: June 10, 2009

Board Members Present: Al Smith, Peter Carey and Dave DiBerardino.
Board Members Absent: Carlos Gonzalez-Brito and Patrick Wallace.

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

Staff Members Present: Chris Behan and Linda Roberts.

Others Present: William Buck, Joe Fitzpatrick.

Approval of Minutes and Financials

Approval of P.O.A. Board Meeting Minutes from the previous Regular P.O.A. Board Meeting of May 13, 2009, was postponed to the July meeting due to a lack of a quorum of Board members that were present at the May meeting.

Financial Report: The May 31, 2009 financial reports were presented to the Board including: Cash on Hand as of May 31, 2009; Bank Reconciliation statements for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of May. The P.O.A. currently does not own any CDs. Chris noted that we have sent out Notices of Intent to Lien on the past due amounts. Liens will be filed at the end of June for unpaid dues. As of today's date, we have about 91% of the Accounts Receivable collected. There are currently 18 properties in CB South that are in foreclosure. We may have to write off a portion of the 2009 uncollected dues on the properties in foreclosure. The Super Lien priority only protects the POA for 6 months unpaid dues. After reviewing and discussing the presented materials, Dave moved to approve the financial reports as presented for May. Peter seconded the motion. Motion was unanimously approved.

Unscheduled Property Board/Owner Comment: none

New/Continued Business: **Mt. Crested Butte Offsite Impacts and Responsibilities Due to Ski Area Expansion Presentation/Discussion** William Buck and Joe Fitzpatrick were present to discuss the offsite impact on the Valley of additional ski terrain. The impact of the North Village is already addressed by the Town of Mt. Crested Butte and is a separate issue. The Town of Crested Butte has already expressed concern about Parking, Traffic, Affordable Housing and Water & Air Quality. Impacts noted were backcountry skier access, water availability, soil stability, water quality, quality of roads in Mt. Crested Butte. Buck was of the opinion these have been address or are under the control of the Forest Service or Mt. Crested Butte Metro District. Board Members noted that Crested Butte South will be affected as parking disappears up valley. Buck was of the opinion that if the "ski product" generates more business there will be more funds available for transportation. At some point the RTA and Mountain Express may need to combine. Also, increasing the RTA tax in Gunnison to mirror the tax up valley would help address the funding needs. The ski area is seeking to increase the skier days per visitor to 5 days from the current 3.5. The Adventure Park and additional cafeteria space in the old Gene Taylor building are two projects in the works. CBMR hopes that Snodgrass will begin the

NEPA process this fall. The Board was appreciative of the opportunity to exchange ideas and information with Mt. Crested Butte officials.

Manager's Report

- Trout Pond – We have stocked the Cement Creek Condos Pond with 50 trout. Kids have been enjoying fishing; however, we are continuing to address the issue of needed parental supervision.
- Rec. Leagues/Lessons are under way. Softball has 2 or 3 teams.
- Sunset Hall has been used more this year than last & is popular for birthday parties.
- Community Bikes – We still have 10. We plan to roundup the bikes once a month for a count & maintenance.
- Grant Applications – GCMRD Denied us based on lack of matching funds.
- GCMRD has not moved forward on moving their TV towers, but they are working on it.
- Covenant Enforcement – there are a lot of yards in violation of the covenants for storage, parking and RV/pop-tops. Chris will be issuing some warning. Appeals would be heard at the July Meeting.
- Elections and Annual Meeting – Pete and Dave informed the Board that they do not plan to run for Re-election. We need nominations. Chris will send out another e-mail.
- July 18 is Cleanup Day. We will also have an informal Community Yard Sale in the park along side the Dumpster. Chris will get the word out in the newspaper & via e-mail.
- Hockey Boards. Chris has located used boards for sale in Minnesota which are shaped wood with fiberglass coating. The asking price is \$5,000 plus \$3,600 for shipping. We need about \$22,000 to make it happen with the required cement work etc. We currently have \$11,000 on deposit with Community Foundation of Gunnison Valley. We also had pledges for an additional \$17,000 which may or may not be collectible. Dom and Chris are following up. The Board suggested that we recruit East River Hockey Assn. to assist with the fundraising. It would be great to get going on this now & have it ready for the upcoming hockey season.

With no further matters for discussion, Al Smith adjourned the Regular Board Meeting at 8:05 pm.