

REGULAR CB SOUTH P.O.A. BOARD MEETING MONTHLY MINUTES: October 5, 2009

Board Members Present: Al Smith, Cathy Frank, Ty Minnick, Shawn Olson and Patrick Wallace.

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

Staff Members Present: Chris Behan

Others Present: Alan and Nettie Gruber, Pat Del Tredici, Sarah Hartigan, Adris Zobs, Jim Starr and Scott Truex.

Approval of Minutes: The September 10, 2009, Monthly Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Ty made a motion to approve the September 10, 2009 P.O.A. Board Monthly Meeting Minutes. Cathy seconded the motion. Motion was unanimously approved.

Approval of Financials: The September 30, 2009 financial reports were presented to the Board including: Bank Reconciliation statements for the Money Market, Operating, Hockey Rink, and Performance Deposit Accounts for the month of September 2009; Cash on Hand 9/30/09, 2009 Budget to Actual through September 2009 and Monthly Credit Card Statement. Chris noted that we are receiving Nordic Contributions and an acknowledgement sign will be placed at the trailhead. Dues collections are at 98.7% which is great, however, interest income is significantly below budget due to the increased return of performance deposits and the drop in interest rates. We are working aggressively to collect hockey board advertising revenues before the end of the year. Ty would like to see a cumulative month by month of budget to actual. After reviewing and discussing the presented materials, Patrick moved to approve the financial reports as presented for September. Ty seconded the motion. Motion was unanimously approved.

Unscheduled Property Owner Comment Opportunity Time:

Chris informed the Board that Vicki Shaw of Friends of Snodgrass (FOS) would like to post a link on our website to a new FOS presentation addressing the revised CBMR plans and would like to make another presentation to the Board. The P.O.A. website has links to both CBMR and Friends of Snodgrass. It was suggested that the presentation to the Board would be welcome but should be a limited reasonable length.

New/Continued Business:

Gunnison County Emergency Manager's Presentation by Scott Morrill. Chris introduced Scott Morrill. Al related that he became interested in emergency preparedness after reading: *The Great Influenza: The Epic Story of the Deadliest Plague in History*, by John Barry. Scott explained that he has been responsible for reviewing and updating the County Emergency Management Plans. The Gunnison County Emergency Management web page has links to some great resources. Additionally he continually works to coordinate the emergency planning of the County with the towns in the valley, the utility companies, and the emergency responders. He discussed the 1918 Spanish flu which had a mortality rate of approximately 6%, verses the Avian flu a few years ago which had a mortality rate of 60%. The H1N1 flu is the current concern which seems to have the greatest impact on younger people because they have not built up

immunities. One of the recommendations in the event of a pandemic is isolation. A pandemic could result in 40% absenteeism in the workplace which would disrupt supply chains. So it is important to be prepared with stockpiled food, a means to purify water, and a security plan. He also recommended viewing www.beprepared.com. Businesses also should have a recovery plan. Scott provided handouts on Emergency Preparedness for families and for businesses. The Board suggested that the handouts be distributed to our members by newsletter, notice in newspaper, posting in businesses, mail box, e-mail or with Metro bills. A neighborhood buddy system should also be explored. Chris explained that Metro is preparing a plan for CB South's water supply in the event of an emergency.

Hartigan In-Home Daycare Application at 25 Floyd Avenue (a.k.a. Lots 1 & 2, Block 20, Filing 3, in Crested Butte South) Chris explained that Sarah Hartigan, owner at 25 Floyd Avenue, has submitted an application for an in-home daycare for a maximum of 6 kids, 4 days each week. The Board was provided with the Regulations for Operating a Home Child Care Business in Crested Butte South (Adopted November 2007). Sarah previously operated a day care in this location. She has 2 driveways, one of which is a circular drive. Parking is not a problem. All of the all adjacent properties/owners have been notified in accordance with the regulations and there has been no negative response. Sarah needs a letter from the P.O.A. in order to complete her State Licensing process. She expects to receive her license in January 2010 and will provide Chris a copy upon receipt. Motion by Ty to approve this In-Home Daycare with the condition that she comply with the P.O.A. Regulations and provide Chris with a copy of her License upon receipt. Second by Shawn. Motion was unanimously approved.

O.R.E.'s 1A Ballot Initiative Presentation and Request for Endorsement (a.k.a. Energy Smart Loan Program) Andris Zobs, Building Director for O.R.E. presented information about the upcoming November 3rd election referendum on the ballot for a "Clean Energy Local Improvement District," which would enable the creation of an EnergySmart Loan Program. EnergySmart would loan money to local homeowners for home energy improvements that would then be assessed on their property for repayment over 15-20 years. The loans would be a first priority lien against the property. There would be no general tax increase. Applicants would be required to attend a workshop and participate in an energy audit to determine cost effectiveness of improvements. Andris presented an example and a flyer from "Yes on 1A Committee" which sets forth more details. The funds could come from County Bonds, not to exceed \$3 million. The bonds would only be issued on an as needed basis, for the approved loan amount. There is no requirement that local contractors must be used. O.R.E. will not be administering the program. Boulder, CO already has this program. This initiative is currently on the ballot in Pitkin and Eagle Counties also. Andris requested a Crested Butte South P.O.A. endorsement of 1A which would be listed on the website: www.energysmartgunnison.org. This program would probably be a benefit to CB South both for home owners and for creating jobs. (Subsequently the Board approved by e-mail vote, an endorsement of Ballot Initiative 1A to allow listing CB South P.O.A. with the Groups/Organizations supporting the Initiative. In favor: Pat, Cathy and Ty; opposed: Al and Shawn.)

Continued RTA Discussion Regarding Ground Transportation Alternatives for CB South Scott gave a little RTA background and stated that he was here to get confirmation that CB South P.O.A. approves/supports what the RTA is doing in pursuing a park and ride at the

intersection of Cement Creek Road and Highway 135. The RTA bus would pull into the park and ride off of Cement Creek Road going either direction, eliminating the need for riders to walk across Highway 135. For the foreseeable future it is cost prohibitive to bring a bus into CB South. A park and ride would be a collector for everything south of CB South. RTA anticipates the need for 3 acres of land that would initially have 15 parking spaces and be expandable. The park and ride would be lighted and landscaped to reduce its view-shed impact. The grant money to finance this expires October 1, 2010. Scott also requested a monetary contribution toward this project. The cost will be approximately \$494,000 and RTA's anticipated cost would be approximately \$100,000 after the matching grant. A 10% contribution would be \$10,000 and would be needed by May of 2010. Chris and Scott both stressed that endorsement of this park and ride is support for a RTA solution for safety concerns for the intersection of Cement Creek Rd. and Highway 135. It is not the solution for CB South's need for transportation between our community and Town. RTA still recognizes CB South still has transportation needs that are not being addressed.

Scott explained that the number of buses running per day will be decreasing due to the drop in sales tax revenues which provides RTA funding. The Gunnison/Mt. CB schedule for the upcoming fall, spring and summer will consist of only three round trips per day. He presented numbers for the cost to pull into CB South and pick up at the P.O.A. Office. For 3 trips a day in the spring, summer and fall, the additional cost would be approximately \$11,000. Pick up in CB South in the winter is not available at this time, due to the number of riders on the buses – they are mostly full.

The Board discussed the implications of supporting the RTA in its pursuit of a park and ride at the intersection of Cement Creek Road and Highway 135. The Board can spend dues for the health, safety and welfare of the residents. The Board stressed that this is not the final solution for CB South transportation needs. The Board unanimously directed Chris to draft a letter stating the Board's support for a RTA park and ride at the intersection of Cement Creek Road and Highway 135.

Interpretation of Section 7.01 of the Covenants for CB South (...No trailer capable of habitation or containing living quarters...) Chris presented a letter from Chris and Kiley Sahr, requesting that this regulation be either enforced on all or the Board should recognize that this is a recreational community and leeway be given. The task before the Board is to define what this Board believes is “**No trailer capable of habitation or containing living quarters...**” The Board, after discussion, determined that this section is not limited to trailers that are actually inhabited, but rather includes items “capable” of habitation. Regarding enforcement, the P.O.A. Covenants have a 24 hour parking limitation. However, the Colorado Common Ownership Interest Act (CCOIA) requires the P.O.A. to give the offending party 10 days to remedy the situation after the P.O.A. has given the offending party notice. Furthermore, any of these items that are parked in garages are not prohibited.

Chris presented pictures of various vehicles, etc. in CB South for the Board to work from and prepared a chart. The Board went through and voted on each of the following:

	Yes (prohibited)	No (excluded)
Pop-ups (closed)	Unanimous	
Pop-ups (open)	Unanimous	
Camping Trailers/RV's	Unanimous	
Covered/Tarped Camping Trailers/RV's	Unanimous	
Drivable RV's/Tour Buses/Winnebago's	Unanimous	
Slide-in Campers	Unanimous	
Toy-Haulers	Unanimous	
Sheds on wheels		Unanimous
Horse Trailers		Unanimous
Construction Trailers		Unanimous
Low Profile RV Trailers	Unanimous	
VW-like Camper Vans - if used as primary vehicle	2	3 Excluded
Motor Boats		Unanimous
Covered floating rafts/boats		Unanimous
Uncovered floating rafts/boats		Unanimous
Sail Boats		Unanimous
Other-		

The Board noted that even though some of these items are not prohibited by Section 7.01, the items may be subject to other sections, such as “lot appearance”, construction site rules, and parking in a designated parking space rules. The entire membership will be notified by mail that the P.O.A. will begin strictly enforcing this Covenant based upon the above after a certain date. The notice will set forth what is prohibited, and will also indicate items that are acceptable as long as they are parked in a designated parking space and do not violate the lot appearance, or other covenants. Chris will begin enforcing this section strictly and will not just enforce on a complaint driven basis. Additionally, the notice will alert members that the parking and lot appearance will also be enforced. The notice should also set forth the fines for failure to comply.

2010 P.O.A. Budget Formulation/Discussion: Chris explained that his overall goal when budgeting is “the bottom line.” As the year progresses, he pays attention to over and under estimations with an eye to keeping within the overall budget for the year. For example if revenues are down, he looks for cost savings in the expenses. An expense not budgeted for in 2009 is the acquisition of Nordic grooming equipment. Last season we lost 14 days of grooming when the rented Nordic Center equipment was unavailable because the Nordic Center needed the equipment for their special events. This impacts the quality of our Nordic trails. Chris researched the purchase of our own equipment and explained that there are no used groomers available for purchase. His research on used snowmobiles shows that there is not a great cost savings in purchasing used equipment. Additionally, it is important that we purchase a

snowmobile that is reliable and built to tow heavy loads (i.e. the groomer). The cost for a new snowmobile and new groomer would be approximately \$12,200. If we meet the projected income/expenses for 2009, the P.O.A. should have an excess of \$5,700 of receipts over expenditures. We are currently soliciting donations to help defray the cost of the equipment. If we can raise \$3,000, Al Smith has pledged \$1,000. We would need to utilize reserves for the balance, and strive to replenish reserves through continued fundraising. After extended discussion comparing the cost of rent vs. purchase, dues increase, utilization, storage, operating costs, resale market, etc., the Board unanimously instructed Chris to proceed with the purchase of a new snowmobile and groomer.

The Board discussed whether dues should be increased as allowed by the Covenants by 10% for 2010. The Board is very aware that these are difficult economic times and any dues increase should be justified to the membership. It was stressed that our membership receives a lot of benefits for the annual dues that they pay. Chris will compile a list of improvements that have occurred in the past 4 years. Further the list of items to address in 2010 include: Nordic grooming equipment payback to reserves (+/- \$6,000), Bus service into CB South 233 days a year (\$11,000 - \$12,000), Contribution of support to a Park & Ride (\$10,000), Community garden space, Building reserves for future contribution toward future bike trail to town.

The Board instructed Chris to prepare a proposed 2010 budget with a 10% dues increase. The dues increase and 2010 budget should be two specific agenda items for November. Further, Chris will put together a spreadsheet grouping costs for infrastructure, salaries, and other program expenses. Chris noted that he has always used the existing Budget format because it carried forward from prior Boards. He will work with the Board to reformat the Budget to try and make it more user friendly for them.

Manager's Report

- New Hockey Boards Status Report: Alpine Orthopedics will have an ad on the Zamboni for \$1,700 for the next 3 skating seasons, and we have sold 4 new advertising boards. The old boards have been removed and the new hockey boards are scheduled to arrive October 20.
- Chris recently submitted two grant requests to Gunnison County: one for \$4,000 for the New Hockey Boards, and one for \$6,500 to help Metro pay for their new \$66,500 bobcat which the P.O.A. will be able to use also.
- Park Reclamation Status Report. The dirt at the Park should be removed within the next 4 weeks and the area will be graded, seeded and covered with straw.
- Chris' Annual Review will be on next month's agenda.
- The November P.O.A. Board Meeting Date was set for November 11.

With no further business the meeting was adjourned at 11:10 PM.