

REGULAR CB SOUTH P.O.A. BOARD MEETING MONTHLY MINUTES: December 9, 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 and Linda Roberts

Others Present: Grant Frerichs, and Mike Reily

Approval of Minutes: The November 11, 2009, Monthly Board Meeting Minutes were presented to the Board Members for review prior to the meeting. Patrick made a motion to approve the November 11, 2009 P.O.A. Board Monthly Meeting Minutes. Ty seconded the motion. Motion was unanimously approved.

Approval of Financials: The November 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 November 2009; Cash on Hand 11/30/09; 2009 Budget to Actual through November 2009 and Monthly Credit Card Statement. After reviewing and discussing the presented materials, Ty moved to approve the financial reports as presented for November. Cathy seconded the motion. Motion was unanimously approved.

Unscheduled Property Owner Comment Opportunity Time:

Al again brought up the question of Medical Marijuana Dispensaries. Since this commercial use is not specifically enumerated as disallowed, it will be up to the Board to decide on a case-by-case basis. The Board determined that Colorado law needs to be clarified before the P.O.A. takes action and at this time it will not take action.

Grant Frerichs presented his proposed plan to remedy his Violation of the Covenants. He was seeking a direction from the Board before he proceeds. He proposes to move his shed along side the shed which already was placed on the property. The two sheds would be connected by a wall with a gate. The wall would create the appearance that the two sheds were all one structure. His shed would have log siding to match the duplex. His proposal would require a 4 foot variance. The required rear setback is 25 feet. If he were granted a 21 foot setback, he would be able to use all of the existing parking spaces. The rear of the property faces a fence and right-of-way. The duplex was built in the 1970s and is set far back on the property. This creates a hardship and is a situation not of the owner's making. The Board recommended that Grant go through the Design review procedures and provide a blueprint for review by Chris and the Board. The Board appreciated Grant's attempt to bring the property into compliance and will be willing to review actual plans that go through the Design review process.

New/Continued Business:

Fence Variance Request – Reily Residence at 409 Haverly Street, a.k.a. Lot 9, Block 17, Filing #3: Mike Reily presented background and photos for his request. In 1999 his property was approved for a 4-foot tall wire mesh fence with metal t-posts to keep his dogs enclosed. Because his dog can go over this fence in the winter, he increased the height of the fence to 5-foot tall

with wire. The Guidelines now require log or wood posts. Metal posts are not allowed. The Board determined that since this is a modification rather than a repair, Mike must now comply with the new Guidelines or alternatively, he must remove the 5 foot fencing and go back to the 4 foot height. Chris noted that the P.O.A. currently is holding a Performance Deposit for an addition which Mike is making to the house. Chris suggested that any refund could be tied to compliance of the fence as well as completion of the addition. The Board set the time frame for compliance to be either the completion of the addition or June 1, 2010, whichever is earlier.

2009 P.O.A. Audit Options (paid for in the 2010 Budget) Chris presented two proposals from Don McNurlin (McNurlin & Associates, P.C.) for audit/review & tax return preparation. Ty has experience with this CPA firm and recommended them. One proposal for \$2,000.00 would provide a review and tax return preparation. This would save the P.O.A. approximately \$1,000. The alternate proposal for \$3,000.00 would provide a one year audit and tax return preparation. This is comparable to the expenses that we currently incur. A review is more analytical and an audit involves checking actual transactions. The Board discussed the options and directed Chris to go ahead with a review and tax preparation for tax year 2009 with McNurlin.

2010 Covenant Enforcement and Storage Discussion Chris noted that before we send out the Winter Newsletter, the Board needs to clarify the treatment of the Lamb's lot (Lot 30, Block 5, F2) used by Alpengardener and Keith Henning's fenced Lot along Gillaspey Avenue (Lot 25, Block 5, F2), which is currently being used for outdoor vehicle and equipment storage. According to the Keith's property file, the fenced was approved in 2002 but the Board did not want this to become outdoor storage. Since that time many CB South residents have used this lot for storage, including the P.O.A. Kieth has provided many community services to CB South which are greatly appreciated. The Board felt that we would be going in the wrong direction to amend the SAR to allow outdoor storage in the commercial area or to distinguish storage on commercial lots as opposed to residential lots. The Board instructed Chris to contact the owners of both properties and work with them to establish time frames for bringing their properties into compliance.

2009/2010 CB South Newsletter Draft: Chris presented a draft of the 2009/2010 P.O.A. Winter Newsletter which will go out with the 2010 Dues Invoices. The Board reviewed the draft and made recommended changes.

Manager's Report

Chris informed the Board that CB South received a 2010 New Hockey Boards Grant Award from Gunnison County in the amount of \$1,750. Dom is organizing sign ups for Youth Skate Lessons and/or Hockey/Skating Clinics as well as exploring possible Nordic Ski Clinics. The P.O.A. will also offer Ski Waxing services. This will give the Zamboni Driver something to do while the Zamboni is in the garage refilling. The CB South Curling League is looking promising. Norman Whitehead is in charge of this. The Board discussed a possible Grand Opening Event for the Hockey Rink in January 2010. The idea would be to keep it simple, such as free hot dogs and to encourage everyone to come see our new rink. Chris informed the Board that he is in the process of getting "rules" signs made for the Nordic Trails and Appreciation signs for both the Nordic Donations and Hockey Boards Donations. The January Board Meeting Date was set for January 13, 2010.

With no further business the regular meeting was adjourned at 8:35 PM and the Board went into executive session to discuss personnel evaluations.