

## **Board Meeting Minutes October 12, 2016**

Board Members Attending: Kevin Van Horn, Pat Wallace and Matt Feier  
Staff Attending: Dom Eymere

Kevin, President, called the meeting to order at 6:00pm

### **Approval of Minutes**

A Motion was made to Approve the Minutes from the September Board meeting with the noted corrections and typos. The Motion passed unanimously.

### **Financial Report**

Mark Trautman the Secretary/Treasurer was absent for the meeting and Dom gave a brief overview of the Projected to Actual Budget for September. Dom remarked that total POA income and total POA expenses off-set for the month and a nominal change in the projected net cash flow for the year was anticipated. Pat motioned to approve the September Financial report. Motion was approved unanimously.

### **Unfinished Business**

#### **Resolution to Adopt New Noise Guidelines Policy**

Kevin introduced the Noise Guidelines policy and gave a brief description of the amended document. Kevin commented that we will be adopting the State guidelines and not the County's. All violations will accompany a noise reading by either the POA or law enforcement.

Public comment consisted of time frame on violations. Board made the comment that violations are recurring during a 12-month period. Other discussion revolved around who would enforce the guidelines. Both the POA and Law Enforcement will have the authority to fine and cite noise violations. This document will enable LE to enforce the noise levels.

Heather Woodward asked if the residential standard would be used for commercial properties next to residential. The Board held that the commercial standard will be used 25 feet from the emitting sources property line.

Dom noted that the addition of a commercial fine schedule was included in the final policy. The Board flagged comments from the public that the commercial fine schedule was too soft. The

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Board indicated that it was comfortable with the fine schedule and the doubling of the fine for each violation.

It was agreed that the noise policy would include a decibel reading with each violation. The addition of the duration of the violations and the noise level recordation is recommended as a part of the policy and state that fine schedules apply to violations within a twelve month period.

Tully Burton asked why the Noise Guidelines were being amended. The Board answered that we are out of State compliance. He commented the Special Area Regulations authority is in question in regards to being able to adopt this resolution without approval from the BOCC.

Dom noted there is some language in the SAR that would require the Board to get acknowledgement from the County on several pre-SAR policies. Legal counsel is working with the County on clarification of the language in the SAR resolution by the BOCC.

Matt made a Motion to adopt the amended Noise Guidelines with the inclusion of the enforcement time line and that a decibel reading will accompany a fine. Pat seconded the Motion.

Tully Burton questioned SAR section 106 and the Board's authority to adopt the resolution again.

After further discussion the Board and Management decided that it would move forward with the adoption of the policy and it was comfortable that any legal ramifications can be worked out and that adoption of the amended Noise Guidelines, to comply with State statute, was in the spirit of the SAR.

Matt made a Motion to adopt the resolution to amend the Noise Guidelines for CB South upon Acknowledgment or Approval from the County. Pat seconded the Motion. The resolution passed unanimously.

**Resolution to Adopt New Special Events Permit Application**

The Board reviewed the document in its final form. The Board discussed whether to include the Noise Guidelines, but it was determined that the reference to the Noise Guidelines was sufficient. The Motion to adopt the Special Events Permit and Application was passed unanimously.

**Resolution to Adopt the Alternative Dispute Resolution**

The Board of Directors passed the resolution unanimously.

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### **Budget Planning Session for 2017**

Dom began the discussion by explaining that a budget session occurred between Brenda Alagna, staff accountant, Mark Trautman and himself last week. The budget session was a preliminary review of the budget. Dom explained that the process was a little different than previous years in that budget numbers, payroll and capital improvements will be considered prior to consideration of a possible dues increase. Additionally, Dom explained that a change in how we utilize the Reserve Fund, as it relates to Capital Improvements, will be forthcoming this year. All Capital Improvements, \$2,500 or more, will come directly out of the Reserve Fund and will be separate from the working Budget to Actual worksheet. Two new line items, Capital Reserve Contributions and Less Prior Year Capital Reserve contributions have been added to the budget planning process to address the changes.

The Board discussed some of the Capital Improvements identified for 2017 and the remaining year of 2016. Some of items that are being considered are: planning grant contributions, reserve study, Teocalli ditch and pond improvement, tennis court resurfacing and Huckeby Parcel improvements. Hockey rink lighting was a top priority for 2016. Dom is working on bids for these items.

Pat noted that he was not in favor of a reconstruction of the pond as part of the Teocalli pond and ditch improvement. Pedestrian easement costs are included in the 2017 planning and it was determined that the cost could be more due to the fact that landscaping was not included in the costs.

### **Election of Officers**

Discussion and questions were asked about the Presidency. Kevin made a motion to re-elect himself for President, Mark as Treasurer and Pat as Vice-President. The vote was unanimous.

### **Reconsideration of two-year open Building Permit**

Dom explained that the Board should consider rescinding the Boards decision in 2011 to allow building permits to be for two years. He remarked that it would be an advantage to revert back to help alleviate the slow satisfaction of architectural conditions for projects in the area.

Kevin made a motion to revert or rescind the Boards decision in 2011 to allow for a two year building permit. The Board voted unanimously to reinstate the one year building permit.

### **Review and Discussion of Notice of Hearing and Enforcement Policy and Procedures fine Schedule**

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The Board reviewed the Fine Schedule and indicated that it was too low to allow for compliance with our rules and regulations. Dom cited that it will be an Agenda action item on next month's Agenda.

### **Manager and Committee Reports**

#### **Trails, Amenities and Parks Committee Report**

The TAP committee has an upcoming meeting with Danielle Bremer of the Land Trust tomorrow to discuss the Huckeby project.

#### **Commercial Area Master Plan Committee Report**

It was noted that Pioneer Plaza contribution was only \$500 and not enough to do anything substantial with the planning grant. The Board asked that it be on next month's Agenda to review and decide if the POA should pay for the whole match or whether to just hire a planner out of pocket.

#### **Managers' Report**

Rules and Regulations: Dom presented to the Board the Rules and Regulations Report. The Board reviewed the document. Discussion and clarification was made on some of the questions. What is the status of Keith Henning's property? Dom told the Board that enforcement is moving forward and legal council is involved. Questions concerning the use of both Lot C25 and C30 Block came in to question again. Is this a developed lot? How are these lots assessed? Dom will continue to seek legal counsel on this matter and is working on the possible licensing of business in the district to help regulate the uses.

#### **Identify November Board Meeting Agenda Items**

Teocalli pond and ditch improvement  
Review of Notice and Hearing and Enforcement Fining Schedule  
Enforcement Officer Update  
Budget Work Session  
Manager Evaluation and Executive Session  
Acknowledgment from the County on the adoption of policies  
CAMP update

#### **Next Meeting**

Wednesday November 9<sup>th</sup>, 2016

#### **Adjourn**

8:06 pm