
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Board Meeting Minutes February 8, 2017

Board Members Attending: Kevin Van Horn, Pat Wallace, Mark Trautman, Matt Feier, Shay Wyckoff

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: None

Kevin Van Horn called the meeting to order at 6:08 pm.

Approval of Minutes

A Motion was made by Pat to approve the Minutes from the January Board meeting with noted updates and corrections. Mark seconded and the Motion passed unanimously.

Financial Report

Mark reported on the January 31, 2017 financial statements including the balance sheet, income and expenses statements and budget worksheets. A new report was introduced and will become part of the Board's monthly review: Capital Reserves (Projected to Actual).

Matt motioned to approve the February Financial report as read and written. Pat seconded and the Motion was approved unanimously.

Unfinished Business

Committee Updates

1. Commercial Area Master Plan (CAMP)

A meeting is scheduled for Thursday, February 9th with key stakeholders, Adagio Properties and Pioneer Holdings, Local planning experts and County Representatives in addition to the CAMP Committee members. Future agendas will be published. A letter to the commercial property owners within Blocks 4 and 5 is forthcoming which will serve as formal notification of the CAMP Committee's 2017 goals and directives. It will include an invitation to join in the meetings going forward.

2. Trail, Amenities, and Parks (TAP)

Pat & Matt provided an update from the January TAP meeting. The Committee reviewed the list of projects including two easements from the Commercial Core to Red Mountain Park & Bus Stop. Once the first easement is complete, landscaping will be installed; a plan is under development. County commitment and approval for access along County Road 740 to the Huckleby Parcel will be part of the Spring meeting discussion.

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Regarding the Teocalli Pond and Ditch maintenance, Kevin requests that Dom continue follow up with the County to confirm contact has been made with Cement Creek Condos LLC and that they are held accountable. The Board will not allocate funds toward the ditch clean up. If any funding was to be provided, Matt suggested an agreement be secured with the owners committing the area to remain as 'green space', without development.

Additional brief discussions included the future hockey arena development which will required a high level vision meeting along with an owner's survey.

Performance Deposit Account Update

Dom presented the updated Performance Deposit worksheet with notations. Discussion ensued around the length of time the projects remain on the list and lack of completion within a timely manner. The Board reinforced the purpose of a Performance Deposit is to get the owner to complete the project. Suggestions were made to add an additional fine if a project is left as incomplete and/or researching the permit status with the County. Mark suggests all extension requests be presented by the owner to the Design Review Committee for extension approval. Kevin asked Dom to report back on possible guideline revisions so the Board may revisit.

Prohibited Language for Commercial Use

Dom presented a draft document for amending the Prohibited Language of Heavy Equipment within the Special Area Regulations. With the Board's comments and annotations of the language, Dom will update and provide the amended document to the Attorney for review and comment. The Board will review the update at the March meeting and look to vote for approval by the April Board of Directors Meeting.

New Business

Road Easement Discussion for Commercial Area: CAMP

Dom shared a Concept Plan for vehicle access off of Cement Creek Road into the Commercial District as a part of the CAMP Planning initiative. The Board agreed this access will be key to vehicular traffic within the commercial core. A community survey should be included when the CAMP committee is ready to present a formal vision plan of the commercial district. Mark also mentioned vetting this through the Alpine Planning group for discussion on how it may fit into their process.

Wi-Fi Hot Spot and Rink Cam for Red Mountain Park Discussion

Dom reviewed Xtreme Internet's proposal for a Wi-Fi hot spot at the Bus stop along with an additional proposal for a camera installation at the hockey barn. The Board stated the Wi-Fi project is aligned with the goals of the Strategic plan, benefiting the users for tracking bus schedules. The proposed camera at the hockey barn and for the park should be reviewed as a Phase 2 opportunity and re-evaluate with the 2018 budget. Mark stated the positioning of the devices at the Bus stop should maximize reception and signal spread/strength.

Manager's Reports

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Dom presented bus ridership comparisons between 2016 to 2017. Although Mountain Express numbers are slightly lower than last season (thru January), the expectation is that the ridership will remain steady if not up from last year due to the additional RTA Bus service. Dom also updated the Board on the new hockey rink lighting installation and the additional two pond lights, to be installed shortly. With the energy rebate savings, the new lights including installation meet the budgeted cost of \$9000 or possibly, even less.

Search for park maintenance personnel is being sourced as well as proposals for auxiliary plowing services outside of the Metro District's area of responsibility. Additional plowing areas include but are not limited to vehicle access for Sunset Hall rentals, the Hockey Rink, public recreational areas utilized by the community for winter recreation. A letter from a CB South homeowner was discussed by the Board. Issues outlined included recreational vehicle traffic and noise levels as well as lack of compliance of the Dogs at Large Resolution as well as owner's responsibility to clean up after their pets. The P.O.A. will issue public reminders of Resolution, Appendix D in the next newsletter.

Pat opened a discussion regarding enforcement of non-compliant owners on the growing Rules & Regulations list. Specific line items were discussed amongst the Board and a request for Dom to develop an enforcement plan was made for implementation in the spring. Shay inquired about the status of Gunnison County's Acknowledgement letter of the amended Noise Guidelines; Dom stated we are still awaiting the document.

Identify March Board Meeting Agenda Items

1. Committee updates
2. Review a updated document clarifying Prohibited Language for Commercial Area
3. Provide update on WIFI installation proposal for Bus Stop
4. Updates on outstanding compliance reports

Next Meeting

Wednesday March 15, 2017; 6pm.

Unscheduled Property Owner Comment Opportunity Time - None

Adjourn – 8:22 pm