
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 March 15, 2017

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Pat DelTredici

Kevin Van Horn called the meeting to order at 6:03pm.

Approval of Minutes

Mark requested the new reports line be corrected to reflect only one new report. Pat provided written updates for changes under paragraphs, Performance Deposit and Road Easement access. The Board agreed to update the Road Easement paragraph with revisions submitted. The Board determined to keep the Performance Deposit paragraph as written.

A Motion was made by Shay to approve the minutes from the February Board meeting with noted updates and corrections. Matt seconded the Motion; the Motion passed unanimously.

Financial Report

Mark reported on the February 28, 2017 financial statements including the balance sheet, income statement, budget worksheets and capital expenditures report. A line item for Snow removal will be incorporated within the 2018 Budget Expenses report. 2017 Projected Expenses decreased this reporting period. Matt motioned to approve the March Financial report as read. Motion was approved unanimously.

Continued Business

Committee Updates:

1. Commercial Area Master Plan (CAMP)

Dom reported on the February Advisory Group meeting. The next meeting is scheduled for Tuesday, March 21st and will focus on the review of the Special Areas Regulations. We will communicate through the website to create a warehouse of information, providing full transparency to our ownership community. All meeting notices, agendas and minutes will be posted and be made public. Commercial district lot and business owners will be contacted by the Committee. Shay also commented the addition of a professional planner on the Advisory Group is a very good asset and helps to clearly define the scope. Commercial Core Stakeholders were in attendance and reception was good. Gunnison County was also represented and is willing to assist as the project moves forward. Heavy discussions around the percentage of commercial space to the residential ensued at the meeting and will continue to be discussed and analyzed. Kevin requested the Board to put some thought to a reasonable approach for determining a functional residential/commercial mix.

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2. Trails, Amenities and Parks (TAP)

Matt reported that the February meeting was limited in member attendance and will continue discussion at the next meeting.

Update on the Adopted Noise Guidelines

Dom informed the Board of the results of the Board of County Commissioners (BOCC) Approval of the adopted guidelines and the portion of the SAR to allow us to adopt our own policies if it is the same or more restrictive than the County's. A letter of notification was mailed to the Gunnison County Sheriff that the policy was approved and is enforceable by the County Sheriff. The Board requested similar letters be sent to all operating business owners. Dom also added the fining schedule has increased as well as the development of a Special Events Permit. Notification to the community will be through postings, newspaper and newsletter.

Update on the Wi-Fi Installation

Mark shared that the installation of Wi-Fi at the bus stop is complete and has solid reception. The open Wi-Fi password is 'Red Mountain Park Wi-Fi'. The coverage spans a good distance beyond the bus stop building.

Review Draft of Prohibited Uses in the Commercial District

General Board comments approved the draft language and Dom will submit the draft for legal review. Once complete, the Board will decide whether to approve the final document at the next monthly Board meeting. The update will be inserted into Section 5.2.E under Prohibited Uses within the Special Area Regulations document.

Review for County Letter Regarding Teocalli Improvement/Maintenance – No discussion occurred and the agenda item was moved to the April Board of Directors Meeting.

Manager's Report

Dom shared that Amanda Botsford has been hired for Maintenance position and will begin training this month. It will be a year round position averaging 35-40 hours per week.

Dom was requested by a non-CB South resident to discuss with the Board the proposed horse park development along Hwy. 135. The development is to contain an arena with lighting, parking for day guests and overnight camping. Matt asked if the Board has a position with the County for an official stance. Shay voiced concerns that the added traffic may be impactful to our community, compounding the concerns of current traffic patterns at the intersection at Hwy 135 and County Road 174. Dom shared the site plan with the Board and noted that the County has designated the proposed park as a minor impact issue. Shay suggested we formally notify the Gunnison County Planning Commission of traffic intersection concerns by issuing a letter and request confirmation that any proposed turn lanes will not be in conflict with egress onto Hwy. 135.

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An inquiry to create a compost area adjacent to or within the Community Garden, in Red Mountain Park, was shared with the Board. Dom requested a proposal from the organizer along with a list of any homeowners that may be impacted. The Board was in agreement and agreed a proposal is good.

Rules and Regulations – New additions include nuisances about barking Dogs. A larger discussion took place regarding the lack of compliance of the leash laws and Dogs at Large. The safety issues around unleashed dogs not only affect our residents and subdivision guests, but the safety of our pets as well. The Board requested a widespread campaign be issued to the entire community about the regulations and the required leash law within Gunnison County.

Kevin requested that we begin monitoring Rules and Regulations list for fines as soon as the snow melt permits.

Identify April Board Meeting Agenda Items

1. Committee Updates
2. Teocalli Improvement Letter
3. Final resolution and Board approval of Prohibited Uses Language for Commercial district
4. RFP for Snow removal projects
5. Follow up on Gunnison County letter regarding the entrance from Hwy. 135 to Cty Road 740

Next Meeting

Wednesday April 12, 2017; 6pm.

Unscheduled Property Owner Comment Opportunity Time

1. Pat D. asked if the Prohibited Use Language document was available for review. Dom stated we will share a copy the Draft document with her.
2. Pat D. inquired on the status of a discussed access road from Cement Creek Road to the Commercial District. It was previously determined by the Board that it is part of the CAMP committee. It was asked if CB South owns the property; the subdivision does not own the parcels involved. A public interest survey was suggested as a next step but it will fall under the responsibility of CAMP Advisory Group.

Adjourn – 7:30pm