
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 April 12, 2017

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

Staff Attending: Dom Eymere, Benita Bellamy

Public in Attendance: Rask Dietrich, Norm Whitehead, Sue Wallace

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

Approval of Minutes

Mark identified corrections within the Financial Report. Pat and Matt identified corrections to the Noise Guidelines paragraph.

A Motion was made by Pat to approve the Minutes from the March Board meeting. Matt seconded the Motion. The Motion passed unanimously to approve the minutes with changes suggested.

Financial Report

Mark reported on the March 31, 2017 financial statements. Adjustments to the financial documents were outlined for the Board. All changes will be reflected in the May Financials. It was noted that remaining, unpaid 2017 Property Dues are 15% of the total bill.

Pat requested of Dom to keep the board informed of CAMP consulting costs related to the approved Capital Reserves line item.

Pat motioned to approve the March Financials as reported, Matt seconded. The Motion was carried.

Continued Business

Committee Updates:

1. Trails, Amenities and Parks (TAP) – Pat lead the discussion regarding the latest committee meeting report. The Committee's discussion included the road elimination within Red Mountain Park and the impacts to current uses. Once cost estimates are complete, a meeting with CB South Metro District will be scheduled, est. June. There are several pedestrian easement and access projects in the works. Access path from Teocalli to Gillaspey should commence this Spring/Summer. Dom is awaiting final owner approval papers. Connectivity of other community parks and easements are under negotiation. Access to the East River via Huckleby parcel is another project under way. Discussions with Land Trust and various area residents will be ongoing throughout the Spring. The TAP Committee will be sending out a

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survey to gather owner input on the Red Mountain Park Pavilion project and green space planning.

2. Commercial Area Master Plan (CAMP) – Dom gave an overview of the March meeting as well as this week’s Stakeholder interviews and Public Forum. Minutes from all meetings will be published on our website. Approximately 35 attendees joined us for the Forum. Dom noted this was an important first step to engage and inform the public and feedback has been favorable.
Rask Dietrich and Norm Whitehead were in attendance during this discussion and commented on their takeaways from the Forum and the restrictive language of the current SAR, specifically around prohibited uses within the commercial district. The conversation continued into the next agenda topic.

Resolution to Prohibit the Parking and Storage of Heavy Equipment in the Commercial District

Dom shared that we are awaiting final language from the Attorney. Rask Dietrich asked if the Board and POA are going to permit light industrial use as a result of the approval given to Tassinong Farms. It was clarified that the key element for the Board’s approval of the Farm’s business model was the inclusion of a retail component, which is currently under construction.

Rask also inquired about clarification on defining equipment types permissible within the Commercial District. Norm Whitehead suggested opening up the regulations to allow non-compliant businesses within the District but placing a time frame on the length of term or other limitations. Therefore, as the Commercial District develops, the use permits of these businesses would expire to allow compliance with SAR guidelines.

The Board was in agreement of the need to clearly define prohibited Heavy Equipment. Mark reminded the group of Gunnison County’s letter at the time a Bus Barn was under consideration within the Commercial district. They deemed it as light industrial and inappropriate for the CB South commercial area.

Norm inquired if the regulation for Heavy Equipment storage includes both inside and outside storage and if it is for only commercial or both commercial and residential. It was shared that this resolution is for the Commercial district but regulations for residential within the entire subdivision are already in place. Dom stated that the Board and POA need specific details, in the form of a proposal, to be able to make informed decisions.

In summary, Kevin asked Dom to continue with the Attorney’s review of the language so that the document is ready for review at the May meeting. Mark also suggested sharing the County’s language from the Bus Barn proposal with the Attorney. Dom will share with Rask the draft of the legal document. Pat requested to please share any updates from the Attorney in advance of the May meeting.

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In summary, Rask asked if he could reclassify the usage to enable the lot in question to be a home base for winter storage and residential above. The equipment would be housed for service and repair. During the summer season, all equipment is in the field, therefore there would be no issue regarding noise, smells or daily transfer through subdivision streets.

Review of Draft Letter to County regarding Teocalli Improvement/Cement Creek LLC

Prior to issue of Counsel's letter to the County, Dom will send written notification to Cement Creek LLC requesting a response on the next steps to be completed by the Condominium Association in order to rectify the current situation. The county letter will be issued soon after if no response is received within a timely manner.

New Business

1. **Cluster Declaration** - The Board reviewed the request to cluster Lot 27 to Lots 28 & 29 in Block 28 and unanimously approved.
2. **Discussion and Sign Approval for Unregistered OHV** – Dom presented three sign designs for Board review. The purpose of the sign is to enforce the County's regulations prohibiting the use of unlicensed, Off Highway Vehicles on County roads. Parties in violation will be ticketed and fined. Two signs will be installed.
3. **Snow removal proposal** – The RFP document is in process and will be available for final review at the next meeting. The proposal's language will include a comprehensive list of CB South snow removal requirements, hourly fees based on service and a complete scope of work with detailed descriptions. The Board will review and approve at May meeting for solicitations in June.

Manager's Report

Sue Wallace was present to provide further insight and program requirements for the Mountain Roots Composting proposal and pilot, June through September. Mountain Roots is using this pilot to understand interest and tolerance within the community. Sue outlined some of the broader vision benefits of a composting program such as a way to remove food waste by reducing cost of traditional garbage removal fees. The test will provide data collection and operational learnings. The compost bin location will be monitored by volunteers, keeping the area clean. The compost piles will be tended and cooked with the appropriate mixture minimizing smells. The proposed bins will be located within the fenced-in Community Garden. The palette construction bins will be designed to be secure and enclosed so there is no permeation of smells. The Board is in agreement with the pilot proposal and likes the partnership with the Community Garden. Mountain Roots volunteers will be in contact with the CB South owners who are adjacent to the Garden to share the above information.

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Dom presented the ridership numbers of the RTA (up 11%) and Mt. Express (down 22%). Board comments suggest the Mt. Express change of schedule for morning buses may have impacted the ridership levels. The Board suggests sharing this with Mt. Express and discussing the possibility of returning to the previous time schedule (on the half hour).

Dom presented the letter to Gunnison County Planning Commission and County Commissioners voicing concerns about the additional traffic impacts at the intersection of Highway 135 & County Road 740 as a result of increased traffic of the proposed Horse Park. The Board approved the letter and requested immediate issue.

It was brought to the Board's attention that unbudgeted expenses are likely as a result of the snow impacts to the Spann Ranch fence. A significant portion will need to be fixed and based on State requirements this is the responsibility of CB South.

The latest Rules and Regulations Report was reviewed. The Board requests Dom to continue to monitoring those in violation as well as any new violations, especially as things are uncovered with the Spring melt.

Identify May Board Meeting Agenda Items

1. Follow up and possible adoption of Resolution for Prohibited Uses in Commercial District
2. Review of TAP Committee survey responses
3. Update on Cement Creek LLC letter regarding Teocalli Pond and Ditch restoration
4. Update on Lot C25, Block 5, Filling #2 Agreement
5. Review of RFP for CB South Snow Removal and Services

Next Meeting

Wednesday, May 10, 2017; 6pm.

Unscheduled Property Owner Comment Opportunity Time – All discussions took place during scheduled meeting discussions.

Adjourn – 8:53 pm