

PIONEER PLAZA COMMERCIAL TOWNHOMES ANNUAL MEETING

318 ELK AVENUE SUITE 24

CRESTED BUTTE COLORADO 81224

FRIDAY SEPTEMBER 30 2016 3:00 PM MDT

In Attendance:

Seth Novatt/Snob Associates - Lots 4,11 (by telephone)
Rich Saperstein - Lots 1,2,6,7,14,20,21,22 (by telephone)
Eric Roemer - Lots 8,9,10,17,18,19
Tim White – Lot 3

Rob Harper, Toad Property Management Inc.

In Attendance By Proxy (holder)

Gunnison Bank and Trust - Lots 12 and 13 (Eric Roemer)

Eric Roemer called the meeting to order at 3:02 pm, confirming a quorum. Proof of Meeting notice was sent on August 29 2016. Rich makes a motion to approve the minutes of last years' meeting with the 5 recommended guidelines, Eric seconds, all in favor, minutes approved.

Manager's Report/Financial Report: POA coming to fruition, the weeds have been managed, financials under budget, \$50 increase in dues collected in 2016, draft budget for 2017 has an additional proposed \$50 dues increase. Toad's management fee increases slightly in 2017. With Colorado's new licensing regulations, Toad proposes charging a \$200 transfer fee, likely a buyer's expense, in the new Management contract. Rich has sent a red-lined copy back to Rob for review.

Election: Eric volunteers and makes a motion stay on as Board President, Tim seconds, all in favor, Eric elected to another 3-year term.

Old Business: Rich updates all with a review of the past 18 months' so far - commercial space not in demand, current design guidelines not practical, parking requirements obtrusive.

New Business: CB South HOA has petitioned the County to review design guidelines for the entire commercial district and the County believes it has State financial support for a new design plan. Dom Eymere has asked Pioneer Plaza for a financial contribution/support. Eric suggests a modest contribution in exchange for considering what is important to Pioneer Plaza owners as outlined in the design guideline amendments (see below). All agree being a good neighbor is critical. Tim has already gotten the shop/craft approval. Discussion about adding residential on the first floor. Seth had to exit the meeting at 3:30pm. Parking and sidewalk discussion, requirements? Tim makes a motion to draft a letter to Dom Eymere as discussed above with

the promise of \$500 with an additional \$500 depending on the outcome, Eric seconds, all in favor, motion passes.

Meeting adjourned at 3:50pm.

Proposed Pioneer Design Guideline Approved Amendments:

-5.4.6: Maximum Building Height from 30' to 36'

-5.4.10: Minimum Floor Area from 1,500 to 3,000

-5.4.11: Maximum Floor Area from 1.68 to 1.88

-6.5.9: Maximum Residential Composition from 1/3 to 80%

-6.5.1 to 6.5.9: Permitted Uses. Add: Storage Facility and Grow Operation for basement space or ground level without street frontage.

Rob Harper, Toad Property Management Inc.