

**MINUTES OF EXECUTIVE BOARD
PIONEER PLAZA COMMERCIAL TOWNHOMES
ASSOCIATION, INC.
APRIL 24, 2019**

Board Members: Tim White
Eric Roemer (by phone)
Rich Saperstein (by phone)

Others Present: Mary Haskell
Steve Winter (by phone)
Bob Ocon (by phone)
Seth Novatt (by phone)
Rob Harper, Toad Property Management

Rob Harper of Toad Property Management, Inc. called the meeting to order at 4:02 p.m. and confirmed a quorum with all board members participating. Rob explained the purpose of the meeting was to discuss the CAMP process and Mary Haskell had an item to discuss under new business.

Rich Saperstein said he had been regularly attending the meetings of the Crested Butte South sub-committee during the past three years and the Board wanted to share information with owners. Rich explained there would be no voting, just discussion. Rich said the sub-committee had hired several experts over the years to offer advice and the Crested Butte South POA Covenants were 49 years old and the Pioneer Plaza Covenants 22 years old and both were in need of amendment to meet changes in lifestyle and address the housing shortage in the valley. Rich explained some sections in the Pioneer Plaza Covenants which required amendment addressed parking, number of floors permitted and the mix of commercial and residential units.

Tim White explained Crested Butte South POA (CBSPOA) would like Pioneer Plaza to dedicate certain pieces of land to them. The specific areas of interest to CBSPOA were the main street area on the north side, three parking areas currently not utilized by Pioneer Plaza and a sidewalk area along the main street, near the triangular parking lot. Tim said the Board had been negotiating with CBSPOA to try to get something in return for giving those areas up and had discussed amending the Covenants to increase the maximum building height to allow three floors and have some parking specifically for Pioneer Plaza. Tim explained CBSPOA owning the land would reduce maintenance expenses for Pioneer Plaza and lead to lower association.

Eric Roemer explained CAMP had been formed to activate the core of CB South and come up with a plan for a Main Street and other owners in the immediate area had also been asked to dedicate land. Eric said the 2008 Special Area plan had referred to 3 floor structures and Pioneer Plaza had always believed they had permission to build structures (within the 35 foot maximum height) and have three floors. However, the recent research had shown the CBSPOA Covenants contained a provision that the first floor ceiling height had to be 11 to 14 feet and the ceiling height of the upper level had to be 10 feet which would limit the construction

to two floors to keep within the maximum height. Eric explained attempts were being made to permit nose-in parking on the perimeter of Pioneer Plaza to maximize parking.

Rich said a change to the commercial/residential mix was supported by all those involved in the CAMP process. The Covenants stated two-thirds Commercial and one-third Residential which would result in 187,000 s.f. of commercial property at full build-out and Cascadia Partners felt 25,000 s.f. was a more reasonable maximum Commercial square footage for the area. The Board also supported the request for a 6 foot perimeter sidewalk and an amendment to the parking density, per bedroom. Rich explained a request had also been made for monitored parking to prevent vehicles being parked in the triangular parking area for extended periods of time if they were not associated with the Pioneer Plaza buildings.

Rich explained the remaining areas of conflict were:

1. 3 floors/35 feet and reducing the minimum ceiling height required for the first floor.
2. The request for nose-in parking had been denied although it would just give equal parking rights in Pioneer Plaza as other areas in CB South had.
3. The offset for street parking was unresolved as Pioneer Plaza was asking for 50% and CBSPOA had offered 15%.

Rich said the Board had to decide whether to grant the dedication of the requested land now and hope the remaining areas of conflict could be resolved to the Association's satisfaction and the Board wanted to obtain owner's comments to help in making that decision.

Steve Winter questioned the need for so much residential and said he felt the need for a third floor was unnecessary and keeping to two floors would take away the need to increase building height and avoid the need for a ballot in CBSPOA which would be a lengthy process and might not receive sufficient support to pass. Mary Haskell expressed concern about parking and said any increase to residential units would increase the problem. Rich said the request for nose-in parking at the perimeter of Pioneer Plaza was to increase available parking spaces and give Pioneer Plaza the same opportunities as other properties in the immediate area.

Tim White said the priority to CBSPOA appeared to be the dedication of main street and CBSPOA might be willing to proceed without the dedication of the parking areas. After a long discussion it was agreed there was not support to dedicate the land to CBSPOA without Pioneer Plaza receiving something in return.

Mary Haskell explained they had built with zero lot line in the front of the building and asked if the Association had plans to put in concrete sidewalks or ADA concrete ramps to the parking or if the sidewalk just needed to be restored with gravel. Eric Roemer and Tim White said concrete sidewalks, ADA ramps and paved parking would be an Association expense in the future if the land was not dedicated to CBSPOA. Mary said the completion date for her building was late August and it was agreed the matter would be reviewed again when more information was available about ADA requirements and on-going negotiations with CBSPOA. It was agreed to spend a little more on landscaping now that a building was almost completed.

The meeting adjourned at 5:15 pm.

Prepared by Rob Harper
Toad Property Management, Inc.

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