



**C4-Concerned Citizens for Custer County**  
**“Keeping Custer County Special”**  
**PO Box 862**  
**Westcliffe, Colorado 81252**

**Minutes of Directors and Committee Meeting**  
**30 April 2007, 11AM, Willows School**

In Attendance:

Joe Arbuckle (JA), Bob Dreher, Carol Kennedy, John Brandenburg, Sally Brandenburg, Carol and Wiley Larson, Lockett Pitman (LP), Barb Campbell, Kirk Charbonneau, Chris Ueberroth, Jim Jones, Dorothy Nepa, Patty O’Brien, Dorothy Urban, Sarah Senderhauf, Lynn Attebery, Don Paul.

1. JA asked for input regarding our general membership meeting on 25 April. Consensus was that this was a good meeting, that controversial topics are healthy during these meetings and that our role is to respect and be sensitive to the opinions of others. Particular note was made that we need to assure we remain positive about others and avoid negative conversation regarding others regardless of their positions.
2. Discussion regarding assuring we continue to support property owner rights to property use and that we must strive to protect our water resources in the county.
3. JA: Next general meeting scheduled for 23 May requires serious preparation and something from each of our Committees. Need to prepare our position papers, review with the Directors, make adjustments and present to membership. Lockett Pitman suggested that we need a specific process in formulating and presenting position paper. Decided and passed that the vote of the directors would be a simple majority to accept or modify a position paper for presentation to the membership. Membership will have the opportunity to review at a general meeting prior to presentation to the commissioners. Patty O’Brien suggested that our position papers need to include discussion of both sides of the particular issue.
4. JA: **Format of draft of Positions.** Needs to define the issues, why they are relevant, discuss both sides, and state the position of C4. Noted that position papers will be presented to the commissioners in public meetings.
5. JA: **Master Plan Committee:** No members present. Discussed that the MP must be read and understood thoroughly, that the Colorado Revised Statutes need to be consulted regarding MP’s, review land use in the MP and impact on zones I & II. Noted that there is one sentence in the MP for each of PUD, Cluster Development (CD) and Minor Subdivisions (MS). Commented that we need to take a position on the MP. Lockett Pitman said he would pass the information on to his wife, Sue, to get the message to the MP committee.

6. JA: **Cluster Development Committee:** Dorothy Nepa is the chair. Announced that four committed have been combined into one due to overlapping interests. Those include Minor Subdivisions, Cluster Development, PUD's and Zoning Resolutions. Discussed what problems can CD really solve and how does that apply to Custer County. Suggested the committee call other counties, Chaffee in particular, to determine how they handle CD's. Ask why they have CD's at all and what are the benefits to the county. Report back to the Board of Directors. Noted that C4 is specifically requesting that zones I & II be excluded from CD and MS. Patty O'Brien commented that CD regulations require a county investment in both formulating and continued management / maintenance of CD's. Questioned whether Custer County has the resources to make the investment in maintaining and managing CD's.

7. JA: **Minor Subdivisions Committee:** Noted that commissioner kit shy proposed minor subdivisions in a hand-written note and that note needs to be familiar to all members of the committee. John Brandenburg asked if the county should not define a solid purpose of a MS (or any other regulation) before implementing policy on that matter. Must challenge if a problem can be solved with an existing regulation before moving on to create new policy / regulation.

8. JA: **PUD's:** Carol Larson presented her paper that defines and discusses PUD's and what they are all about. Again noted that the Colorado Revised Statutes need to be reviewed regarding county implementation of PUD's. Also, we need to thoroughly review the Custer County Zoning resolution regarding PUD's.

9. JA: **Public Policy Formulation:** Joe reviewed the paper he wrote that discusses a clear and concise process in public policy formulation. He will present to the BOCC. Lockett Pitman suggested that a review process be added to the paper.

10. Sally Brandenburg brought up the question of time shares being put in place by Humboldt Peak LLC or any other entity that would ask for a PUD. Joe commented that the developer has denied any possible thought of future time shares. Joe commented that this should be included in the PUD contract with the County if it is approved.

11. Next BOCC meeting is Wednesday, 2 May. Discussion regarding who will attend from C4.

12. At the 2 May BOCC meeting Joe Arbuckle will ask the BOCC for copies of information sent to and from attorneys in Pueblo.

13. Discussed the upcoming Economic Development Council activities this week and confirmed that several members will be attending who will represent C4. Joe Arbuckle requested feedback to the Board regarding the Public Forum portion of the Economic Development meetings this week. Discussed that there are several groups in the County who have similar and complimentary missions. These include C4, Economic Development Council, Sustainable Ways and the San Isabel Trust. Discussed contacting these groups to find consensus to give us all more collective clout.

14. Lockett Pitman discussed fund raisers for the future. Suggested photos and historic pictures such as shown at All Aboard Westcliffe may be a good project.

15. JA: Discussed status of a potential web site and that we could get off-the-shelf software and build our own website much cheaper than building it from scratch. He will check on this and let the Board know the results.

16. Next Director's / Steering Committee Meeting scheduled for Monday, 21 May, 11AM, Willow School. Agenda includes review of preparation of committees and preparation of the agenda for the general meeting on 23 May.

17. At 12:10PM, motion was made by Bob Dreher to close the meeting and was seconded by Jim Jones. Motion carried. Several committee members remained after the meeting to discuss their committee work.

Respectfully Submitted,

Bob Dreher for Margaret Karsten