

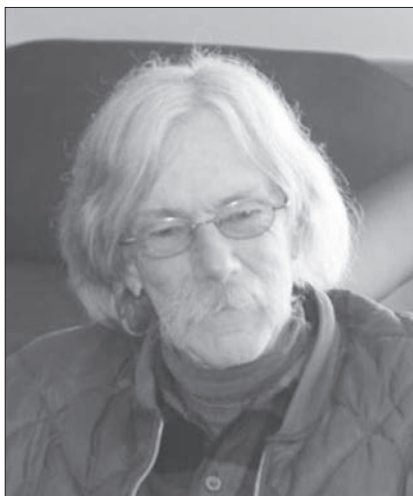
Joe Houseman

(Editor's Note: The CB News ran an unofficial obituary on CoyoteJoe in the January 12 issue of the paper that was sent by a friend. Here is a more formal version for Joe that includes a photo...)

Joseph Karl Houseman, known to many as CoyoteJoe, left for the next adventure on January 6, 2024. He was born in Jeffersonville, Ohio, on February 2, 1942, lived much of his life in Colorado and died peacefully with loved ones in

Pembroke, Maine after a long illness.

Joe started out learning hunting, trapping and fishing from his father in south-central Ohio, nurturing his loves for dogs and firearms. His mother was Doris (Gregg) Houseman. His father, Harry Houseman, and four uncles (Harry's brothers) served in the armed forces during WWII; Joe first served in the Ohio National Guard, then the Army, for a total of over 10 years' service. He earned



Expert Rifle M1 certification and held top secret clearance in the Army Security Agency, serving during the Vietnam War in Japan, Ethiopia and Turkey, among stateside assignments. He was discharged as a Specialist E5 Sergeant in 1970.

Joe followed many career paths. He was a jack-of-all-trades and a master of many (definitely not "none"). Gunsmithing was his favorite pastime, and being left alone to tinker and target-shoot

with his dogs was perhaps his greatest joy. But he also had a warm, passionate heart that let in those who took the time to listen for it.

He will be remembered by many for his participation in primitive mountain-man events in the Rocky Mountain West, where he enjoyed talking guns and winning shooting contests. He was preceded in death by all of his immediate family, but is survived by many beloved cousins, nieces and nephews.

TITANS HOCKEY

CONTINUED FROM PAGE 23

"We just said, true champions don't lose games like this," says Otsuka.

The Titans stepped it up in the second period as Buckhanan scored four minutes into the second, and Jirka netted two more including a short-handed goal off an assist from Ethan Suazo to pull ahead 5-2 heading into the third period.

Mullen scored one last time on a powerplay early in the third period, but the Grady Train connected once again as Buckhanan set up Dietrich to finish off the 6-3 win. Shane Mensing got the

nod to play in net against Mullen and finished with 27 saves on the night.

"From the second period on was great," says Otsuka. "They really did it on their own."

Crested Butte now must play all the same teams, and then some, again starting this weekend when they host Battle Mountain on Friday, January 26 at 7 p.m. and then hit the road to play Summit on Saturday.



PHOTO BY BEN BAROCAS

Mt. CB wayfinding

CONTINUED FROM PAGE 28

"What you've got here is a public wayfinding program specifically designed to advance public goals: traffic, parking, major public facilities. I sympathize with Dr. Moore's location, it's a little tricky to get people to. However, I would advise that you

apply a public purpose theory to it and emphasize that it's a publicly funded program, not a business development program," Dahl told the council.

"Why weren't there signs to help get people to your clinic prior to now? Have you tried to do that, have you talked to other property owners on Treasury Road?" mayor

Nicholas Kempin asked Dr. Moore.

Moore responded that he had tried before, but nothing has been done recently. He noted that there were signs directing traffic to his clinic in the past, but they got taken down at some point.

The town does manage a sign approval process for businesses; however, town man-

ager Velado noted it is more for business façade signs or event signs. "We don't typically approve signs in the rights-of-way. It's a slippery slope because then you could allow your right-of-way to be inundated with various signs," he told the council.

The council agreed not to make any changes to the new auto directional emergency

signs directing to the GVH clinic. They asked Dr. Moore to go through the town's formal process for requesting signage and if the outcome is not satisfactory, they could revisit the topic with him in the future. They also suggested he work on website SEO and other creative avenues that could help patients find his clinic beyond just signage.

Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

—GUNNISON WATERSHED SCHOOL DISTRICT—
REGULAR MEETING/AMENDED BUDGET
JANUARY 29, 2024 ~ 5:30 P.M.
LAKE SCHOOL CONFERENCE ROOM

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM Webinar. Please check the GWSD website for further instructions.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda—**ACTION ITEM**
- V. Commendations, recognition of visitors, and public comment
**Visitors who wish to address the Board, please make known at the beginning of the meeting via Zoom or if in-person, please complete the public participation form.*
 - 1. Facilities Improvement Program Update-Artaic Group
- VI. Administrative Action Summaries
 - A. Superintendent Summary - Dr. Nichols
 - 1. Successful Students
 - 2. Strong Employee
 - 3. Engaged Community
 - 4. Healthy Finances
 - Amended FY24 Budget Presentation-Mrs. Tia Mills, Business Manager
 - 5. Functional Facilities
- VII. **Action Items**
 - A. Consent Grouping
Note: Items under the consent grouping are considered routine and will be enacted under one motion. There will not be separate discussion of these items prior to the time the board votes unless a Board Member requests an item be The Superintendent recommends approval of the following:
 - 1. Board of Education Minutes
 - a. January 15, 2024 minutes moved to the February 12th agenda
 - 2. Finance
 - Approve for payment, as presented by the Business Manager, warrants as indicated:
 - a. General Account *Last update 1-15-2024*
 - b. Payroll Direct Deposit *Last update 1-15-2024*
 - 3. Personnel*
 - a. Joseph Garrett-Bus Driver-District
 - b. Sam Johnson-Math Interventionist-CBSS
 - c. Katheryne Hinze- Asst. Track coach-CBHS

- d. Kylie Collins-Resignation-Elementary teacher-CBES
- 4. Correspondence
- B. New Business—**ACTION ITEM 1-3**
 - 1. Adopt FY2023-24 Amended Budget
 - 2. 2023-24 Appropriation Resolution
 - 3. Use of Beginning Fund Balance Resolution
- C. Old Business
- VIII. Comments from the public
**Visitors who wish to address the Board, please make known via Zoom or if in-person, please complete the public participation form.*
- IX. Items introduced by Board Members
- X. School Board Member Assignments

Board/Student Engagement	Dr. Coleman and Mrs. Roberts
School Board Policy	Mrs. Brookhart and Dr. Coleman
Executive Committee for Bond Project	Mr. Martineau
Superintendent Evaluation	Mrs. Brookhart and Dr. Coleman
District Accountability (DAC)	Mrs. Roberts
School Accountability (SAC)	GHS-Dr. Coleman
	CS-Mrs. Brookhart
	CBCS-Mr. Martineau
	Mr. VanderVeer
	Mr. VanderVeer backup Dr. Coleman
	Dr. Coleman
	Mrs. Roberts
	Mr. VanderVeer
- XI. Forthcoming Agendas/Meeting Dates and Times
 - A. Monday, February 12, 2024—Regular meeting@5:30pm CB
 - B. Monday, February 26, 2024—Work Session@5:30pm Gunnison
 - C. Monday, March 4, 2024—Regular meeting@5:30pm CB
 - D. Monday, March 25, 2024—Work Session@5:50pm Gunnison
- XII. Adjournment

District Court, Gunnison County, Colorado Court Address: 200 E. Virginia Ave. Gunnison, Colorado 81230	
Plaintiff: WOOD CREEK CONDOMINIUMS OWNERS' ASSOCIATION, INC., a Colorado nonprofit corporation	▲ COURT USE ONLY ▲
v.	
Defendant: CHRISTOPHER B. GROTE	Case Number: 2023CV30045
	Div.: ___ Ctm.: _____

SHERIFF'S COMBINED NOTICE OF SALE AND RIGHTS TO CURE AND REDEEM
Under a Judgment and Decree of Foreclosure entered December 12, 2023, in the above-entitled action, I am ordered to sell certain real property, as follows:

Original Grantor	Christopher B. Grote
Original Beneficiary	Wood Creek Condominiums Owners' Association, Inc.
Current Holder of the evidence of debt secured by the condominium association lien	Wood Creek Condominiums Owners' Association, Inc.
Date of Condominium Declaration	June 11, 1980
Date of Recording of Condominium Declaration	June 13, 1980
County of Recording	Gunnison County, Colorado
Recording Information	Reception No. 350618
Original Principal Balance of the secured indebtedness	Not applicable
Outstanding Principal Balance of the secured indebtedness as of December 19, 2023	\$18,968.93
Amount of Judgment entered 12/12/2023	\$17,801.68
Description of property to be foreclosed	UNIT A303, WOOD CREEK CONDOMINIUMS, according to the Condominium Map thereof bearing Reception No. 350617 and the Condominium Declaration pertaining thereto dated June 11, 1980 and recorded June 13, 1980 at Reception No. 350618, Town of Mt. Crested Butte, County of Gunnison, State of Colorado; a/k/a 400 Gothic Rd., Unit #A303, Mt. Crested Butte, CO 81225

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE CONDOMINIUM ASSOCIATION.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The covenants of said Condominium Declaration have been violated as follows: failure to make payments on condominium association assessments when the same were due and owing, and the legal holder of the indebtedness has declared the same immediately fully due and payable.

NOTICE OF SALE
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Tuesday February 13, 2024, in the Office of the Gunnison County Sheriff, Civil Division, 510 W. Bidwell Ave., Gunnison, Colorado 81230, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Granter and the heirs and assigns of said Granter therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: December 28, 2023
Last Publication: January 25, 2024
Name of Publication: Crested Butte News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED.
The name, address, and business telephone number of the attorney representing the holder of the evidence of debt is as follows:
Michael O'Loughlin, Atty Reg. No. 38134, Schumacher & O'Loughlin, LLC, 232 W. Tomichi Ave., Suite 204, Gunnison, Colorado 81230, (970) 641-4900.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
This Sheriff's Notice of Sale is signed December 20, 2023.
ADAM MURDIE, Sheriff, Gunnison County, Colorado
By /s/ Adam W. Murdie

Published in the *Crested Butte News*. Issues of December 29, January 5, 12, 19 and 26, 2023. #122903

**—REQUEST FOR PROPOSAL—
MT. CRESTED BUTTE WAYFINDING
PHASE 2 FABRICATION AND INSTALLATION PROJECT**

The Town of Mt. Crested Butte is requested bid proposals from qualified firms for the Phase 2 fabrication and installation of wayfinding signs in the Town. This Project is for Phase 2 of the Mt. Crested Butte Signage and Wayfinding Master Plan (dated March 2023), and includes twelve (12) signs, with the Phase 2 sign installations concentrated in the downtown ski base area. The Phase 2 Project entails the fabrication and installation of three (3) sign types, including:

Destination (D = 8 Signs), Destination Building Mounted (DB = 3 Signs) and Destination Building Mounted Town Hall (DBTH = 1 Sign). The Bid Documents can be found on Bid-Net and the Town Website at the following Town link (<https://mtcb.colorado.gov/request-for-proposals>).
Published in the *Crested Butte News*. Issues of January 26 and February 2, 2024. #012601

**NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
507 TEOCALLI AVE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2024 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:
Consideration of the application of **507 Teocalli Avenue LLC a Colorado limited liability company** to site a single-family residence and accessory dwelling to be located at 507 and 509 Teocalli Avenue, Tract 4, Block 1, Teocalli Avenue Tracts in the R1 zone. (Walker)
- Architectural approval is required.
- A conditional use permit for an



accessory dwelling in the R1 zone is required. Technician
See attached plans
TOWN OF CRESTED BUTTE
By Madison Manning, Planning
Published in the *Crested Butte News*. Issues of January 19 and 26, 2024. #011901

**—TOWN OF MT. CRESTED BUTTE—
ORDINANCE NO. 1
SERIES 2024**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MT. CRESTED BUTTE, COLORADO, ADOPTING AN ADDITIONAL APPROPRIATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023
INTRODUCED, READ, APPROVED, AND ORDERED PUBLISHED on first reading at a regular meeting of the

Town Council of the Town of Mt. Crested Butte, Colorado, this 16th day of January 2024.
Second reading is scheduled for February 6, 2024.
Published in the *Crested Butte News*. Issue of January 26, 2024. #012603

**—NOTICE OF A PUBLIC HEARING—
CONCERNING AN APPLICATION FOR AN ONSITE WASTEWATER TREATMENT SYSTEM
ON A PARCEL LESS THAN ONE ACRE**

HEARING DATE, TIME AND LOCATION: The Gunnison County Environmental Health Board will meet on Thursday, February 15, 2024 at 1:30 P.M. to hear public comment concerning a request for a variance to the *Gunnison County On-site Wastewater Treatment System (OWTS) Regulations*.
APPLICANT: The applicant is Joseph Baker.
PARCEL LOCATION: The parcel on which the OWTS is proposed is located at 20 Paul Pl, Lot 19, Mitzel's Green Acres near Gunnison, Colorado.
PROPOSAL: The applicant is proposing an OWTS (septic system) for a future dwelling on the 0.87-acre parcel within Mitzel Green Acres, near Gunnison, Colorado. The septic application was denied by the Environmental Health Office because the parcel does

not meet the minimum standard of one-acre in accordance with *Section 3.A.9 of the Gunnison County OWTS Regulations*. The applicant is requesting a variance to this Regulation in order to permit the proposed OWTS on the parcel.
PUBLIC PARTICIPATION: The public is invited to submit verbal or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org; or letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department's Permit Database, under permit OWTS-23-00146, which can be accessed at:

<https://www.gunnisoncounty.org/436/Permit-Database>
Additional information may be obtained by calling the Community Development Department (970) 641-0360.
LINK TO THE ZOOM MEETING CAN BE FOUND AT:
<https://www.gunnisoncounty.org/144/Community-and-Economic-Development>
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.
/s/ Rebecca Ricord
Building & Environmental Health Inspector/Plans Examiner
Published in the *Crested Butte News*. Issue of January 26, 2024. #012604

**—AGENDA—
TOWN OF CRESTED BUTTE
TOWN COUNCIL WORK SESSION
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO 81224
WEDNESDAY, JANUARY 31, 2024 ~ 6-8 P.M.**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A WORK SESSION ON WEDNESDAY, JANUARY 31, 2024 FROM 6:00PM TO 8:00PM.
Meeting Information to Connect Remotely:
<https://mtcb.colorado.gov/join>
Or Telephone Dial: +1 970 359 4580
US +1 253 205 0468 US +1 669 444 9171 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US
+1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US
Web ID: 865 7405 2205
The times are approximate. The two sessions may move faster or slower than expected.
6:00 WORK SESSION CALLED TO ORDER
1. Discussion regarding Fund-...
Options for Affordable Housing in Paradise Park and Town Parcels 3B 2-4.
8:00 ADJOURNMENT
Published in the *Crested Butte News*. Issue of January 26, 2024. #012602

**—TOWN OF MT. CRESTED BUTTE, COLORADO—
NOTICE OF A LOT LINE ADJUSTMENT PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

Please take notice that, pursuant to Town Code §§ 18-331 and 2-277, the Mt. Crested Butte Planning Commission will hold a public hearing to hear the lot line adjustment application on Wednesday, February 21st, 2024, at 5:00 p.m., in the Council Chambers at Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte, and via Zoom. Persons wishing to attend the meeting virtually may do so by visiting <https://mtcrestedbuttecolorado.civicweb.net/portal/>, which contains the associated application materials and Zoom link.
The purpose of the hearing is to hear a request for approval of a lot line adjustment for the Village at Mt. Crested Butte, submitted by Crockett Farnell, Black Dragon Development, Project Manager, representing the applicant, North Village Associates.
All interested persons are encouraged to submit written comments or attend the meeting either in-person or via Zoom. Those who speak at the public hearing shall be allowed a maximum of three (3) minutes to express their comments to the Planning Commission. Written comments are encouraged and should be emailed to Neal Starkebaum,

Community Development Director (nstarkebaum@mtcb.colorado.gov) or mailed to the Town Office, P.O. Box 5800, Mt. Crested Butte, CO 81225-5800. Comments received by Wednesday, January 31st, at 5:00 P.M., Mountain Time will be included in the Planning Commission meeting packet. For a digital copy of the application materials, meeting information, and zoom link, please visit <https://mtcrestedbuttecolorado.civicweb.net/portal/>. Click on the associated meeting date under 'Upcoming Meetings' to see the materials. Please contact the Town Clerk, or Town Hall at (970)-349-6632 if you need assistance.
Dated this 22nd day of January, 2024.
/s/ Tiffany O'Connell
Town Clerk
If you require any special accommodation to attend this meeting, either virtually or in person, please call Town Hall at (970)-349-6632 at least 48 hours in advance of the meeting.
Published in the *Crested Butte News*. Issue of January 26, 2024. #012605

deadline is tuesday at noon • legals@crestedbuttenews.com • 970.349.0500 ext. 105

**—TAX LIEN SALE NUMBER 201900012—
NOTICE OF PURCHASE OF PROPERTY AT TAX LIEN SALE
AND OF APPLICATION FOR ISSUANCE OF TREASURER'S DEED**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having Interest of Title of Record in or to the said Premises and To Whom It May Concern, and more especially to:

Austin Norman Estate and Razor Creek Ranch, LLC

You and each of you are hereby notified that on the 1st day of November 2019, the then County Treasurer of Gunnison County, in the State of Colorado, sold at public tax lien sale to Razor Creek Ranch, LLC the following described property situate in the County of Gunnison, State of Colorado, to-wit:

Schedule Number: 398300000000

Legal Description: GAS & OIL RIGHTS TO 161.35 ACRES 48N4W and said County Treasurer issued a certificate of purchase therefore to Razor Creek Ranch, LLC.

That said tax lien sale was made to satisfy the delinquent property (and special assessment) taxes assessed against said property for the year 2018;

That said property was taxed or specially assessed in the name(s) of Austin Norman Estate for said year 2018;

That said Razor Creek Ranch, LLC on the 19th day of January 2023, the present holder of said certificate (who) has made request upon the Treasurer of said County for a deed to said property;

That a Treasurer's Deed will be issued for said property to Razor Creek Ranch, LLC at 2:00 o'clock p.m., on the 8th day of May 2024, unless the same has been redeemed;

Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

This Notice of Purchase will be published in Crested Butte News on January 19, 2024, January 26, 2024 and February 2, 2024. Witness my hand this 19th day of January 2024
Debbie Dunbar
Gunnison County Treasurer

Published in the *Crested Butte News*. Issues of January 19, 26 and February 2, 2024. #011902

**—TOWN OF MT. CRESTED BUTTE, COLORADO—
NOTICE OF A FINAL PLAN PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

Please take notice that, pursuant to Town Code §§ 21-511 and 2-277, the Mt. Crested Butte Planning Commission will hold a public hearing to hear the Final Plan application on Wednesday, February 21st, 2024, at 5:00 p.m., in the Council Chambers at Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte, and via Zoom. Persons wishing to attend the meeting virtually may do so by visiting <https://mtcrestedbuttecolorado.civicweb.net/portal/>, which contains the associated application materials and Zoom link.

The purpose of the hearing is to hear a request for approval of a final development plan for the Village at Mt. Crested Butte, submitted by Crockett Farnell, Black Dragon Development, Project

Manager, representing the applicant, North Village Associates. All interested persons are encouraged to submit written comments or attend the meeting either in-person or via Zoom. Those who speak at the public hearing shall be allowed a maximum of three (3) minutes to express their comments to the Planning Commission. Written comments are encouraged and should be emailed to Neal Starkebaum, Community Development Director (nstarkebaum@mtcb.colorado.gov) or mailed to the Town Office, P.O. Box 5800, Mt. Crested Butte, CO 81225-5800. Comments received by Wednesday, February 14th, at 5:00 P.M., Mountain Time will be included in the Planning Commission meeting packet.

For a digital copy of the application materials, meeting information, and zoom link, please visit <https://mtcrestedbuttecolorado.civicweb.net/portal/>. Click on the associated meeting date under 'Upcoming Meetings' to see the materials. Please contact the Town Clerk, or Town Hall at (970)-349-6632 if you need assistance. Dated this 22nd day of January, 2024. /s/ Tiffany O'Connell
Town Clerk
If you require any special accommodation to attend this meeting, either virtually or in person, please call Town Hall at (970)-349-6632 at least 48 hours in advance of the meeting.

Published in the *Crested Butte News*. Issue of January 26, 2024. #012606

**—GUNNISON WATERSHED SCHOOL DISTRICT—
WORK SESSION AGENDA
JANUARY 29, 2024
LAKE CONFERENCE ROOM ~ 6:30 P.M.**

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM. Please check the GWSD website for further instructions. Work Sessions do not allow for public comment.

Work Session discussion item:

1. Comprehensive Health Education discussion

Published in the *Crested Butte News*. Issue of January 26, 2024. #012608

—PUBLIC NOTICE OF ELECTION—

NOTICE IS HEREBY GIVEN that the Town of Mt. Crested Butte will conduct a special recall election via mail ballot on Tuesday, February 13, 2024, between the hours of 7:00 a.m. and 7:00 p.m. Ballots may be returned by mail (voters must provide return postage) or dropped off at Town Hall, 911 Gothic Road, Mt. Crested Butte. Ballots may be dropped off between 8:00 a.m. and 5:00 p.m., Monday through Friday and on Election Day, February 13, 2024 from 7:00 a.m. to 7:00 p.m. Any person registered to vote in the Town of Mt. Crested Butte limits is qualified to vote in the recall election.

At said special recall election, the registered

electors of the Town of Mt. Crested Butte will vote on whether or not to recall Town Councilmember Roman Kolodziej and, if he is recalled, who among the nominated candidates should replace him. Electors may vote for one (1) candidate from the list below:

- Peter Esselstyn
- Bruce Nation
- Tom Rolleczek
- Bobbie Sferra

BALLOTS WILL BE MAILED to all eligible and qualified registered voters at their current address beginning January 22, 2024. Voter registration changes can be made online by visiting [www.](http://www.GoVoteColorado.gov)

www.GoVoteColorado.gov. The last day to request a ballot to be mailed is January 29, 2024. Voters who make changes to their registration online after January 29, 2024, must visit Town Hall, 911 Gothic Road, Mt. Crested Butte to obtain a ballot. **Ballots will not be forwarded.**

Voters who do not receive a ballot should call the Mt. Crested Butte Town Clerk at 970-349-6632, extension 103 for further instructions.

BALLOTS RETURNED must be received by the Town before 7:00 p.m. on February 13, 2024 to be counted. Ballots received after this time will not be counted, regardless of the date of postmark if mailed.

FOR QUESTIONS regarding the municipal special election, call the Mt. Crested Butte Town Clerk at 970-349-6632 extension 103 or email at toconnell@mtcb.colorado.gov.

IN WITNESS WHEREOF, the Town Clerk of the Town of Mt. Crested Butte, Colorado has caused this Official Election Notice to be given.

By: /s/ Tiffany O'Connell

Tiffany O'Connell, CMC
Designated Election Official Town of Mt. Crested Butte

Published in the *Crested Butte News*. Issues of January 26 and February 2, 2024. #012607

**—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—
TUESDAY FEBRUARY 13, 2024 ~ 6:00 P.M.
P.O.A. BOARD MEETING AGENDA
CB SOUTH POA, 61 TEOCALLI ROAD**

Join the meeting:

Zoom: <https://us02web.zoom.us/j/85147198741>

or email staff@cbsouth.net for a Zoom invitation

Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net

This agenda can also be viewed on-line at www.cbsouth.net

- 6:00 PM Call to Order
- 6:05 PM Public Comment
- 6:10 PM Approval of January 10, 2024, BOD Minutes
- 6:13 PM Hearing to consider approval for change of use from

- 6:35 PM Discussion and vote to send approved POA document changes to the BOCC for final approval and adoption
- 6:45 PM Continuation of Block 6 Subdivision Discussion
- 6:55 PM STR Subcommittee Recommendation to the Board
- 7:05 PM 2023 Finance Committee Update
- 7:15 PM Manager's Report
- 7:25 PM Subcommittee Updates
- 7:55 PM Approve March 2024 Board of Directors Meeting Date
- 8:00 PM Adjourn Regular Meeting

8:01 PM Move to Executive Session for Consultation with Legal Counsel

ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.

Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times.

Published in the *Crested Butte News*. Issue of January 26, 2024. #012610

Classifieds

classifieds@crestedbuttenews.com • 970.349.0500, ext. 105 • www.crestedbuttenews.com • deadline tuesday at noon

FOR RENT

ROOM FOR RENT IN GUNNISON: Available Feb. 1. Share a non-smoking 4 bedroom/2 bath, 2nd floor duplex with W/D, large common area & large deck. Year lease. Shared utilities/wi-fi + 1 month security deposit. Close to shopping, no pets. \$550/mo. Call 970-361-2649 or 970-275-9294. (1/26/pd/46).

3BD/3BA: Ideal for end of season or transition. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available March 21 into early April. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 970-713-0977. www.CrestedButteSouthVacation.com. (1/26/46).

SPACIOUS 1BD SUITE with bathroom. Available now, in a furnished 2 BD Condo in Mt. CB. Shared living room and kitchen. \$1200/mo., includes W/D and utilities. Contact mcbdigsg@gmail.com. (1/26/31).

LET US HELP YOU TAKE CARE OF YOUR PROPERTY: Crested Butte Lodging offers hassle free, full services for long term and short term rentals. Inquire with our office for more information. Call 970-349-2449 or email reservations@crestedbuttelodging.com. (1/26/37).

FOR RENT

BRAND NEW TOWNHOME IN CB SOUTH: 3BD/2.5 bathroom, 2 car attached/tandem garage, heated storage, in-floor heat, unfurnished. NP/NS. \$4,000/mo. includes water/sewer. Call/Text: 970-901-2922. (1/26/29).

HABITAT IS ACCEPTING APPLICATIONS: Deadline to apply is March 1st. For income qualifications and more information go to www.hfh-gunnisonvalley.org or call 970-641-1245 for more information. (2/23/25).

CB SOUTH for April 1 onwards. \$2,575 plus utilities, 2BD/1.5 baths, beautiful new appliances, private fenced in yard, hardwood floors, light fixtures and extras throughout. 847-769-7800 or liskorinternational@gmail.com. (1/26/30).

FULL SIZED GARAGE SPACE DOWNTOWN: Remote control door. Plowed. \$300 monthly. whatnextfromcb@me.com. (1/26/13).

CRESTED BUTTE SOUTH: Newly built furnished apartment above garage in the aspen trees. Available thru June. \$2400/month. Please contact Jenny Lain 970-209-9190, Berkshire Hathaway. (1/26/25).

VACATION RENTALS

2255WILDCAT.COM Crested Butte's Premier 5-Star Luxury Vacation Rental with 36 acres, Unbelievable Views, 5 Bedroom/5 Bath, 13 beds, 5,112 sq.ft. Open concept with 25 foot ceilings and modern mountain architecture. Visit 2255wildcat.com or call Jordan 817-733-6947. (1/26/37).

3BD/3BA: Ideal for end of season or transition. Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available March 21 into early April. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 970-713-0977. www.CrestedButteSouthVacation.com. (1/26/46).

COMMERCIAL RENTALS

NEW OFFICE SPACES IN TOWN and a 400 sq.ft. storage/shop space available w/ shop sink. All included: Triple net charges, utilities, internet, common area janitorial, common area bathrooms, shared 2nd story deck, common area kitchen with refrigerator, microwave, dishwasher, and Keurig coffee maker, shared parking and all in a brand new building. Office spaces aprox. 200 sq.ft. \$1000/month. Call 970-596-6736 or email gary@cbmountaingoat.com. (1/26/66).

COMMERCIAL RENTALS

CB OFFICE SPACE FOR RENT located at Third & Belleview upstairs. 315 sq.ft. for \$790 includes utilities. Available February 1 with 6 mo. lease. Contact cbsouthkerry@gmail.com. (1/26/26).

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DUE TO THE LAYOUT OF OUR CLASSIFIEDS, SOME EMAILS MAY APPEAR WITH A HYPHEN.

COMMERCIAL RENTALS

ELK AVENUE OFFICE SPACE: Looking for the ideal office space that combines convenience and charm? Look no further. With a variety of sizes to suit your unique needs, our spaces are conveniently located and affordably priced. kezia@toadpropertymanagement.com, (970) 349-2773. (1/26/40).

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