

# Legals

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

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 ▲	
Defendant: CHRISTOPHER B. GROTE	Case Number: 2023CV30045
	Div.: ___ Ctrm.: ___

**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

**—DESIGN REVIEW COMMITTEE (DRC)—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION  
NOTICE OF PUBLIC MEETING  
AGENDA**

**TUESDAY, JANUARY 23, 2024 ~ 5:00 P.M.  
CB SOUTH POA, 61 TEOCALLI ROAD**

Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

Questions about this Agenda/Meeting can be directed to 970-349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net) or viewed at: [www.cbsouth.net](http://www.cbsouth.net)

5:00 PM Call to Order

5:05 PM Approve Minutes from December 21, 2023

Declaration of Notices

Business:

5:10 PM Continuation of the Design Review for Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho.

5:50 PM Design Review for Mammoth View Properties, Dobias, Multi-Family Residence on Lot 18, Block 8, Filing #2 AKA 585 Teocalli. Other Business

Discussion and Consider-

ation of Proposed Exterior Changes to Outstanding Issue for Dobias, Duplex Residence at Lot 23, Block 4, Filing #2 aka 80 Blackstock.

7:00 PM Adjourn

**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. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appointment.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010504

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD**

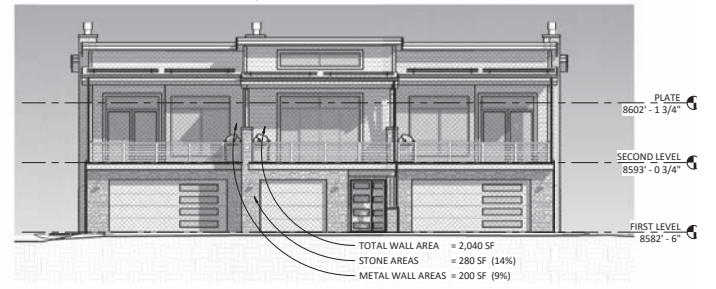
Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation

PLEASE TAKE NOTICE THAT a CB South Design Review Committee hearing will be held on Tuesday, January 23, 2024 for the purpose of considering the following:

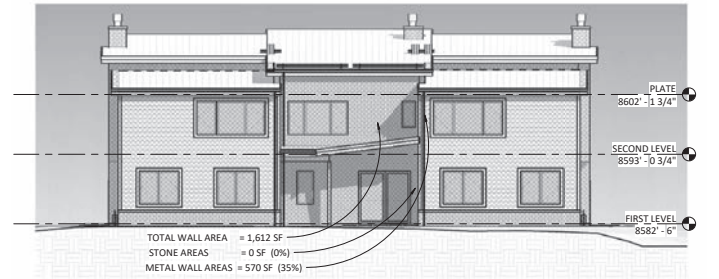
6:10PM A Continuation for a Certificate of Appropriateness for the application for Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period is January 5 through January 19, in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010505



④ DD WEST (FRONT) ELEVATION  
1/8" = 1'-0"



① DD EAST ELEVATION  
1/8" = 1'-0"

**—SEALED BID 2001 OSH KOSH—**

The Town of Mt. Crested Butte is accepting sealed bids for the following vehicle until 3pm, February 5, 2024.

**Bidding Item:**

**Vehicle:** 2001 Osh Kosh  
**Mileage/Hours:** 55,423 miles and 3,946 Hours

**VIN:** 10TBRAF331S070020

**Location for Inspection:**

911 Gothic Road  
Mt. Crested Butte, CO 81225

Vehicle may be viewed and test driven prior to submitting a bid.

**MINIMUM SELLING PRICE:** \$10,000

**ALL SALES ARE FINAL AND VEHICLE IS SOLD AS IS.**

**Condition of Bidding:**

**Item Condition:**

The vehicle advertised by the Town of Mt. Crested Butte (the "Town") for sale by bid is sold AS-IS. The Town shall strive to make its best effort to assist interested parties in obtaining

information about the vehicle for sale; however, the Town makes NO warranty of the condition of the vehicle nor accuracy of the vehicle description. Each bidder shall be responsible for verifying condition and accuracy of the item description prior to submitting a bid. The vehicle comes with a Monroe Spreader run by own auxiliary gasoline powered motor and an 11 foot Monroe Plow Blade. The truck is currently exhibiting a loss of power and backfires when or after going downhill.

**Terms of Sale:**

The successful bidder shall be provided a written "Notice of Award" within ten (10) days after bid closing date. Successful bidder shall make full payment with cash or a cashier's check made payable to the Town, and shall arrange to pick up the vehicle within ten (10) days of the Notice of Award.

**Default of Sale:**

Vehicle not paid for within the timeline provided shall forfeit their claim to the vehicle and shall not be eligible to bid on future items. If item is not picked up with the timeline provided, payment for the vehicle may be retained, in whole or in part, by the Town for damages. If bidder forfeits claim to bid, the Town may, at its discretion, offer the vehicle to the next highest bidder.

**To view or test drive the vehicle please contact Bobby Block, Maintenance Supervisor, at [bblock@mtcb.colorado.gov](mailto:bblock@mtcb.colorado.gov) or 970-349-6632 ext 114.**

**To see the full bid and bidding instructions please go to our website at [www.mtcb.colorado.gov/departments-services/maintenance](http://www.mtcb.colorado.gov/departments-services/maintenance)**

Published in the *Crested Butte News*. Issues of December 29, January 5, 12 and 19, 2023. #122905

**—COMBINED NOTICE - PUBLICATION—  
CRS §38-38-103 FORECLOSURE SALE NO. 2023-006**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On October 25, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Gunnison records.

Original Grantor(s) Thomas A. Dill and Tricia B. Dill  
Original Beneficiary(ies) Long Beach Mortgage Company  
Current Holder of Evidence of Debt Deutsche Bank National Trust Company, as Trustee, in trust for registered

Date of Deed of Trust April 15, 2004  
County of Recording Gunnison  
Recording Date of Deed of Trust April 28, 2004  
Recording Information 541406  
(Reception No. and/or Book/Page No.)

Original Principal Amount \$268,560.00  
Outstanding Principal Balance \$200,244.67

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 6, BLOCK 8, CRESTED BUTTE SOUTH, SECOND FILING, COUNTY OF GUNNISON, STATE OF COLORADO.**

**Purported common address: 324 Haverly Street, Crested Butte South, CO 81224.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 02/21/2024, at Treasurer's Office, 221 N. Wisconsin, Suite T, Gunnison, CO 81230, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/5/2024  
Last Publication 2/2/2024  
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;**

DATE: 10/25/2023

Debbie Dunbar, Public Trustee in and for the County of Gunnison, State of Colorado

/s/ Teresa Brown

By: Teresa Brown, Deputy Public Trustee  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Amanda Ferguson #44893  
Halliday Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155  
Attorney File # CO11611

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Published in the *Crested Butte News*. Issues of January 5, 12, 19, 26 and February 2, 2024. #010502





**—IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 4—  
STATE OF COLORADO  
TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS  
IN SAID WATER DIVISION NO. 4**

Pursuant to C.R.S. 37-92-302, as amended, you are notified that the following is a resume of all applications filed in the Water Court during the month of December 2023.

The names, address of applicant, source of water, description of water right or conditional water right involved, and description of the ruling sought are as follows:

**The water right claimed by this application may affect in priority any water right claimed or heretofore adjudicated within this division, and owners of affected rights must appear to object and protest within the time provided by statute, or be forever barred.**

**CASE NO. 2023CW28.** Applicant: Chad Simmons and 2 Bar S Ranch, LLC., UPS Store 1221, #189, 33-A Office Park Road, Hilton Head Island, SC 29928. Amended Application for Absolute and Conditional Surface and Storage Water Rights: Simmons Spring No. 7 - NE1/4SW1/4 of Section 36, T48N, R6W, NMPM., Easting 283412, Northing 4250355, Zone 13. Amount Claimed: 0.02 cfs (10 gpm) absolute for stockwater, wildlife, and to fill Westview Pond for its decreed uses. Appropriation Date: 05/27/2009. Simmons Spring No. 8 - NW1/4SW1/4 of Section 29, T48N, R5W, NMPM., Easting 284909, Northing 4251164, Zone 13. Amount Claimed: 0.10 cfs (45 gpm) absolute for stockwater, wildlife, irrigation of 1 acre, and conditional for irrigation of an additional 3 acres and to fill Westview Pond. Appropriation Date: 05/20/2009, 06/12/2023 when Engineer was contacted. Simmons Wastewater No. 9 - NW1/4SW1/4 of Section 29, T48N, R5W, NMPM.,

Easting 284918, Northing 4251159, Zone 13. Amount Claimed: Amount Claimed: 0.10 cfs (45 gpm) absolute for stockwater, wildlife, irrigation of 1 acre, and conditional for irrigation of an additional 11 acres and to fill Westview Pond. Appropriation Date: 05/27/2009, 06/12/2023 when Engineer was contacted. Westview Pond - SE1/4NW1/4 of Section 36, T48N, R6W, NMPM., Easting 283392, Northing 4250421, Zone 13. Amount Claimed: 2.57 acre-feet absolute for stockwater, wildlife, fish, and irrigation of 5 acres of areas below pond. Appropriation Date: 05/27/2009. Source for all Structures: Little Cimarron River, Big Cimarron River, Gunnison River. **GUNNISON COUNTY.**

**YOU ARE FURTHER NOTIFIED THAT** you have until the last day of February 2024 to file with the Water Clerk a Verified Statement of Opposition setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such a Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit of certificate of such service shall be filed with the Water Clerk, as prescribed by C.R.C.P. Rule 5. (Filing fee: \$192.00; Forms may be obtained from the Water Clerk's Office or on our website at [www.courts.state.co.us](http://www.courts.state.co.us)). (This publication can be viewed in its entirety on the state court website at: [www.courts.state.co.us](http://www.courts.state.co.us)). **FRED CASTLE**, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401

Published in the *Crested Butte News*. Issue of January 12, 2024. #011201

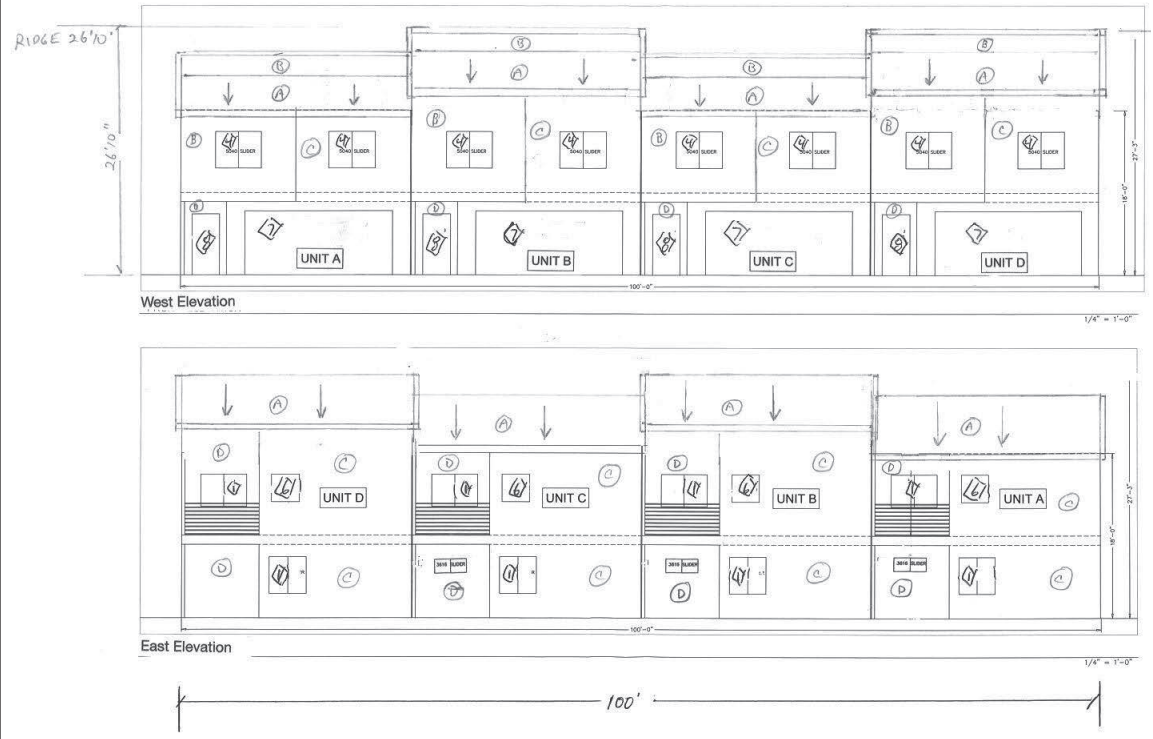
**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
CB SOUTH POA OFFICE, 61 TEOCALLI ROAD**

**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**

**PLEASE TAKE NOTICE THAT** a CB South Design Review Committee hearing will be held on Tuesday, January 23, 2024 for the purpose of considering the following: **6:50PM A Certificate of Appropriateness** for the application for **Mammoth View Properties, Multi-Family Residence**, Lot 18, Block 8, Filing #2, AKA 585 Teocalli. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment.

There is a 14-day public comment period January 5 through January 19, in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above.

Published in the *Crested Butte News*. Issues of January 5, 12 and 19, 2024. #010506



**—IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 4—  
STATE OF COLORADO  
TO: ALL PERSONS INTERESTED IN WATER APPLICATIONS IN SAID WATER DIVISION NO. 4**

Pursuant to C.R.S. 37-92-302, as amended, you are notified that the following is a resume of all applications filed in the Water Court during the month of December 2023.

The names, address of applicant, source of water, description of water right or conditional water right involved, and description of the ruling sought are as follows:

**The water right claimed by this application may affect in priority any water right claimed or heretofore adjudicated within this division, and owners of affected rights must appear to object and protest within the time provided by statute, or be forever barred.**

**CASE NO. 2023CW3080.** (Ref. Case Nos. 17CW3030, 10CW42, 03CW93). Name, address, and telephone number of Applicant: Gunnison Riverbanks Ranch Association, 6850 State Highway 135, Gunnison, CO, 81230 512-426-9307. Please direct all correspondence to LAW OF THE ROCKIES, Kendall K. Burgemeister, Atty. Reg. #41593, 525 North Main Street, Gunnison, CO 81230, (970) 641-1903, [kburgemeister@lawoftherockies.com](mailto:kburgemeister@lawoftherockies.com). APPLICATION FOR FINDING OF REASONABLE DILIGENCE. Name of right: GUNNISON RIVERBANKS RANCH WELL FIELD. Case Number, Date, and Court of Original Decree and Subsequent Decrees: 03CW93 (March 4, 2004), 10CW42 (May 31, 2011), and 17CW3030 (Dec. 21, 2017), all in District Court, Water Division 4. Location: NW1/4SE1/4, NE1/4SW1/4, SE1/4NW1/4, SW1/4NE1/4, N1/2NE1/4 Section 4, Township 50 North, Range 1 East, N.M.P.M. and S1/2SE1/4 Section 33 Township 51 North, Range 1 East, N.M.P.M. Source: Groundwater tributary to the Gunnison River. Appropriation Date: January 30, 2003. Amount:

The well field will consist of 24 wells that may divert at a cumulative rate of 0.8 cubic feet per second ("cfs"), and in a cumulative amount of 10.6 acre-feet per year. Uses: Domestic, irrigation and livestock watering. Depth: The well field will consist of 24 wells completed to various depths. The conditional water right for the GUNNISON RIVERBANKS RANCH WELL FIELD was previously made absolute in the cumulative amount of 0.267 cfs (120 gpm), for the following wells: Gunnison Riverbanks Ranch Caretaker / Barn Well; Gunnison Riverbanks Ranch Clubhouse Well; Gunnison Riverbanks Ranch Lot 11 Well; Gunnison Riverbanks Ranch Lot 13 Well; Gunnison Riverbanks Ranch Lot 15 Well; Gunnison Riverbanks Ranch Lot 16 Well; Gunnison Riverbanks Ranch Lot 17 Well; and Gunnison Riverbanks Ranch Lot 21 Well. The conditional water right was continued in the cumulative amount of 0.533 cfs (240 gpm) for the remaining wells. Name of right: GUNNISON RIVERBANKS RANCH PUMP AND PIPELINE. Case Number, Date, and Court of Original Decree and Subsequent Decrees: The water right was decreed in District Court, Water Division 4, in Case No. 03CW93, on March 4, 2004, and continued in Case No. 10CW42, on May 31, 2011. Location: NW1/4NE1/4 Section 33, Township 50, North, Range 1 East, N.M.P.M. at a point approximately 2140 feet from the east line and 1280 feet from the north line of said Section 4. Source: Gunnison River. Appropriation Date: January 30, 2003. Amount: 1.0 cfs. Uses: domestic, irrigation and stock watering. Legal description of lands to be irrigated: A portion of NW1/4SE1/4, NE1/4SW1/4, SE1/4NW1/4, SW1/4NE1/4, N1/2NE1/4 Section 4, Township 50 North, Range 1

East, N.M.P.M.; a portion of S1/2SE1/4 Section 33, Township 51 North, Range 1 East, N.M.P.M.; in Gunnison County. The locations of the GUNNISON RIVERBANKS RANCH WELL FIELD and GUNNISON RIVERBANKS RANCH PUMP AND PIPELINE are illustrated on Exhibit A filed with this Application. Relief Requested: Applicant seeks a finding of reasonable diligence with respect to the GUNNISON RIVERBANKS RANCH WELL FIELD and the GUNNISON RIVERBANKS RANCH PUMP AND PIPELINE. During the diligence period, the following actions have been taken, which demonstrate diligence towards completion of the appropriation of the remaining conditional water rights: Applicant has paid annually for augmentation water pursuant to a water allotment contract. Lot owners who have not drilled wells have been working on plans to construct residences that would be served by wells to be drilled. Applicant has made physical improvements to water rights infrastructure within Gunnison Riverbanks Ranch, including replacing ditch culverts under Lost River Lane and under Rainbow Run, \$16,000 of ditch clearing and cleaning work, and multiple repairs to a ditch diversion wing dam. All of the water rights owned by Applicant are part of an integrated project for the Gunnison Riverbanks Ranch subdivision. "When a project or integrated system is comprised of several features, work on one feature of the project or system shall be considered in finding that reasonable diligence has been shown in the development of water rights for all features of the entire project or system." C.R.S. § 37-92-301(4)(b); see also City & Cty. of Denver By & Through Bd. of Water Comm'rs v. Colorado River Water Conservation Dist., 696 P.2d 730, 750

(Colo. 1985) ("work accomplished on one portion of an integrated project may be considered evidence of reasonable diligence on the part of the appropriator as to another portion of the project, even in another drainage basin, if the portion on which the work is done must necessarily be constructed in order that the second portion may be successfully operated."). The owner of the land upon which any new diversion or storage structure or modification to any existing diversion or storage structure or existing storage pool is or will be constructed or upon which water is or will be stored: All new structures will be located on land that is owned by Applicant or by members of Applicant on whose behalf the Applicant files this Application. **GUNNISON COUNTY.** YOU ARE FURTHER NOTIFIED THAT you have until the last day of February 2024 to file with the Water Clerk a Verified Statement of Opposition setting forth facts as to why a certain application should not be granted or why it should be granted only in part or on certain conditions. A copy of such a Statement of Opposition must also be served upon the applicant or the applicant's attorney and an affidavit of certificate of such service shall be filed with the Water Clerk, as prescribed by C.R.C.P. Rule 5. (Filing fee: \$192.00; Forms may be obtained from the Water Clerk's Office or on our website at [www.courts.state.co.us](http://www.courts.state.co.us)). (This publication can be viewed in its entirety on the state court website at: [www.courts.state.co.us](http://www.courts.state.co.us)). **FRED CASTLE**, Water Clerk, Water Division 4, 1200 N. Grand Ave., Bin A, Montrose, CO 81401

Published in the *Crested Butte News*. Issue of January 12, 2024. #011202

**—UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT—  
BOARD OF DIRECTORS MEETING  
MONDAY, JANUARY 22, 2024 ~ 5:30 P.M.**

The Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD) will conduct a regular board meeting on Monday, January 22, 2024 at 5:30 PM at the UGRWCD Offices, 210 W. Spencer Ave., St. B, Gunnison, CO 81230 and via Zoom video/teleconferencing. If you have questions or plan to attend the meeting via Zoom, please contact the District at (970)641-6065. A meeting agenda will be posted at the District Office prior to the meeting.

Published in the *Crested Butte News*. Issue of January 12, 2024. #011203

**MOUNTAIN EXPRESS BOARD OF DIRECTORS MEETING  
AGENDA  
JANUARY 18, 2024 ~ 9:00 A.M.  
TOWN OF CB CHAMBERS AND REMOTE VIA ZOOM**

- |   |   |   |
|---|---|---|
| I. Roll Call – 9:00 a.m.  | VI. New Business – 10:00 AM   | 65687?pwd=IWBw2D8Dm0s3b7tu  |
| II. Public Comment – 9:05 a.m.  | VII. Unscheduled Business – 10:10 a.m.  | d5iA7bAxIHo3k0.1  |
| III. Reading and Approval of the Meeting Minutes from December 21, 2023 – 9:10 a.m. | VIII. Schedule Next Board Meeting – 10:20 a.m.                                  | Meeting ID: 850 6956 5687   |
| IV. Staff Report – 9:15 AM  | IX. Adjournment – 10:25 a.m.  | Passcode: 655580  |
| V. Unfinished Business – 9:55 AM  | <b>Zoom Remote Access:</b>  | Published in the <i>Crested Butte News</i> . Issue of January 12, 2024. #011205 |
|   | <a href="https://us06web.zoom.us/j/850695">https://us06web.zoom.us/j/850695</a> |   |

**—MEETING NOTICE—**

**UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT  
WATER ACTIVITY ENTERPRISE MEETING  
MONDAY, JANUARY 22, 2024 ~ 7:45 P.M.**

The Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD) will conduct a regular semi-annual meeting of the Water Activity Enterprise (WAE) on Monday, January 22, 2024 at approximately 7:45 PM at the UGRWCD Offices, 210 W. Spencer Ave., St. B, Gunnison, CO 81230 and via Zoom video/teleconferencing. This meeting will immediately follow the UGRWCD

Board Meeting scheduled at 5:30 PM on Monday, January 22, 2024. If you have questions or plan to attend the WAE meeting via Zoom, please call the District at (970)641-6065. A meeting agenda will be posted at the District Office prior to the meeting.

Published in the *Crested Butte News*. Issue of January 12, 2024. #011204

**PUBLIC NOTICE OF A LAND USE CHANGE APPLICATION LUC-22-00013 CONCERNING THE REPLACEMENT OF A TELECOMMUNICATIONS TOWER AT A LOCATION LEGALLY DESCRIBED AS TOWNSHIP 50 NORTH, RANGE 1 WEST, SECTION 26 NWSW AND SECTION 27 N1/2SE**

**APPLICANT:** The applicant is Jeremy Boone, representing the property owner, Commnet Four Corners LLC.  
**PARCEL LOCATION:** The property is located on BLM land to the west of the City of Gunnison, legally described as Township 50 North, Range 1 West, Section 26 NWSW and Section 27 N1/2SE.  
**PROPOSAL:** The applicant is proposing to build a new 51' monopole next to the existing 51'6" wooden utility pole, then demolishing the existing pole. The proposal is classified as an Administrative Review Project.  
**COMMENT PERIOD:** Comments regarding the application will be accepted until **January 31, 2024**. Submit written

comments by email ([planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)) or by letter (to the Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230). A copy of the application is available in the Gunnison County Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Department (970) 641-0360.  
/s/ Sean Pope  
Planner I

Published in the *Crested Butte News*. Issue of January 12, 2024. #011206



—GUNNISON WATERSHED SCHOOL DISTRICT—
REGULAR MEETING
JANUARY 15, 2024 ~ 5:30 P.M.
CRESTED BUTTE COMMUNITY SCHOOL

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. Modifications/Approval of Agenda—ACTION ITEM
V. Action Items
VI. 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.
A. Marble Charter School Application for Reauthorization
B. Facilities Improvement Program Update-Artaic Group
VII. Administrative Action Summaries
A. Superintendent Summary - Dr. Nichols
1. Successful Students
2. Strong Employees
3. Engaged Community
a. Strategic Planning RFP
4. Healthy Finance
5. Functional Facilities
VIII. 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 clarified or even removed from the grouping for separate consideration.
The Superintendent recommends approval of the following:
1. Board of Education Minutes
a. December 11, 2023—Regular meeting
b. January 8, 2024—Special meeting
2. Finance
Approve for payment, as presented by the Business Manager, warrants as indicated:
a. General Account # 43368-43475
b. Payroll Direct Deposit # 58859-59242
3. Personnel
a. Marla Ragle-Schanck-Permanent Substitute-GHS
b. Laura Aguilar-ELL Educational Assistant-GMS
c. Amy Hammermeister-Resignation-Secondary Math-CBSS
d. Adam Ofstedahl-Resignation-PE/Health-CBSS
4. Correspondence
B. New Business—ACTION ITEMS 1-2
1. Consider appointment of Brian Pugh to Fund 26 committee
2. Board committee assignments
3. Discuss Policies:
BEDB- Agenda
BEDH-Public Participation at Board Meetings
C. Old Business—ACTION ITEM
1. Second reading of policy:

a. AC-Nondiscrimination/Equal Opportunity
IX. 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.
X. Items introduced by Board Members
XI. Board Committee Assignments
District Accountability Committee
School Accountability Committees
Gunnison County Education Association Negotiations
Gunnison County Education Association 3X3 Fund 26
Gunnison Valley Community Foundation
Gunnison Memorial Scholarship
Health Insurance Committee
XII. Forthcoming Agendas/Meeting Dates and Times
• Monday, January 29, 2024—Regular meeting/Amended Budget@5:30pm-GUN
• Monday, February 12, 2024—Regular meeting@5:30pm-CB
• Monday, February 26, 2024—Work Session@5:30pm-GUN
Monday, March 4, 2024—Regular meeting@5:30pm-CB
XIII. Adjournment
Published in the Crested Butte News. Issue of January 12, 2024. #011208

—AGENDA—
TOWN OF CRESTED BUTTE
SPECIAL TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO
TUESDAY, JANUARY 16, 2024

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON TUESDAY, JANUARY 16, 2024 BEGINNING AT 7:30PM.
Meeting Information to Connect Remotely:
https://us02web.zoom.us/j/83894900748
Or Telephone: Dial: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US +1 305 224 1968 US +1 309 205 3325 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US
Webinar ID: 838 9490 0748
Public comments may be submitted at any time to the entire Council via email at townCouncil@crestedbutte-co.gov.
The times are approximate. The

meeting may move faster or slower than expected.
6:00 WORK SESSION
1) Transportation Mobility Plan Discussion.
Staff Contact: Community Development Director Troy Russ
7:30 SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM
7:31 APPROVAL OF AGENDA
7:32 CONSENT AGENDA
1) January 2, 2024 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
2) Resolution No. 3, Series 2024 - A Resolution of the Crested Butte Town Council Adopting the Town Council Rules of Procedure.
Staff Contact: Town Manager Dara MacDonald and Town Clerk Lynelle Stanford
3) (First Reading) Ordinance No. 1, Series 2024 - An Ordinance

of the Crested Butte Town Council Amending Section 4-2-120 of the Crested Butte Municipal Code.
Staff Contact: Finance Director Kathy Ridgeway
4) Authorizing the Mayor and Town Council to Sign a Letter Opposing Representative Boebert's Oil and Gas Bill.
Staff Contact: Town Clerk Lynelle Stanford
The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.
7:33 PUBLIC COMMENT
Citizens may make comments on items not scheduled on the

agenda. Those commenting should state their name and physical address for the record. Comments may be limited to five minutes.
7:40 STAFF UPDATES
7:45 LEGAL MATTERS
7:50 NEW BUSINESS
1) Council Discussion on the Council Code of Conduct and Conflicts of Interest.
Staff Contact: Town Attorney Karl Hanlon
8:10 COUNCIL REPORTS AND COMMITTEE UPDATES
8:15 OTHER BUSINESS TO COME BEFORE THE COUNCIL
8:20 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE
• Thursday, January 25, 2024 - CAST Meeting - Agenda TBD
• Monday, February 5, 2024 - 6:00PM Work Session - 7:00PM Regular Council

• Tuesday, February 20, 2024 - 6:00PM Work Session - 7:00PM Regular Council
• Monday, March 4, 2024 - 6:00PM Work Session - 7:00PM Regular Council
8:25 EXECUTIVE SESSION
1) For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees regarding the Town Attorney's review.
9:25 ADJOURNMENT
Published in the Crested Butte News. Issue of January 12, 2024. #011207

—TOWN COUNCIL REGULAR MEETING—
JANUARY 16, 2024 ~ 4:00 P.M.
MT. CRESTED BUTTE, COLORADO

The Town Council of the Town of Mt. Crested Butte will be holding multiple work sessions starting at 4:00 P.M. on January 16, 2024. The regular meeting will start at 6:00 P.M. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options. Please go to https://mtcrestedbuttecolorado.civicweb.net/portal/ or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx

Published in the Crested Butte News. Issue of January 12, 2024. #011209

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

Classifieds

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

FOR RENT

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. (1/12/37).

CB SOUTH for March 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. (1/12/30).

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. (1/12/pd/46).

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. (1/12/29).

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

FOR RENT

3BD/3BA "MID-TERM" Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Feb. 20 - March 31, possibly longer. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30 + days preferred. 970-713-0977. www.CrestedButteSouthVacation.com. (1/12/44).

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).

FOR RENT

BUCKHORN TOWNHOME: This Brand New Build is an unfurnished 1,144 sq.ft. townhome, 3 bed/2 bath, 2 car garage with a backyard. Vaulted ceilings upstairs with plenty of windows throughout to let the light in. Available now! \$3975/month + utilities with a 1 year lease. Visit www.crestedbuttelodging.com for photos and to submit an application. (1/12/54).

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. (1/12/37).

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3BD/3BA "MID-TERM" Brand new modern beautiful furnished energy efficient home in CB South with views forever! Available Feb. 20 - March 31, possibly longer. Fast internet for remote work. Professional, mature with excellent references. Price dependent on timing/situation. 30 + days preferred. 970-713-0977. www.CrestedButteSouthVacation.com. (1/12/44).

COMMERCIAL RENTALS

OFFICE SPACE FOR RENT: 190 sq.ft. Top floor office space at Silver Queen building at 115 Elk Avenue. East facing looking at Mt. CB. Great for professional services. Quiet Floor. Available Nov 1st. \$795 (G). Please contact Micah 970-349-7550. (1/12/39).

ClassifiedsWORK
classifieds@crestedbuttenews.com