

Legals

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

—AGENDA NOTICE—
2026 ANNUAL MEETING OF THE CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
WEDNESDAY, AUGUST 12, 2026, AT 6:00 P.M.
SUNSET HALL, 349 TEOCALLI ROAD
CRESTED BUTTE, COLORADO

Member participation may be in person or via Zoom
Meeting ID: 851 4719 8741
6:00 PM Call to Order, Welcome, Introductions
6:05 PM Declaration of Notice of 2026 Annual Meeting
6:07 PM Approval of Minutes of July 8, 2026, Board of Director Meetings
6:10 PM Election/Vote Results and Introductions of Elected Board Members
6:15 PM Year-to-Date Financial Report
6:25 PM Association Manager's Annual Report

6:45 PM InsideHOA Update & Communication Plan
7:00 PM Residential Area Compliance
7:10 PM Southpenglow on Aug 17
7:20 PM CB South Metro District Report
7:35 PM Property Owners Comment/Question Time
7:55 PM Adjournment
Please join us before the meeting, at 5:30 pm, for light refreshments.
Questions about this Agenda/Meeting can be directed to 349-1162 or staff@cbsouth.net

This notice & agenda can also be viewed at www.cbsouth.net
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. Issues of July 17, 2026 #071701

—AGENDA—
DESIGN REVIEW COMMITTEE (DRC)
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
NOTICE OF PUBLIC HEARING
TUESDAY, JULY 28, 2026 • CB SOUTH POA, 61 TEOCALLI ROAD

Join virtually: Zoom <https://us02web.zoom.us/j/88466811453>
Or email staff@cbsouth.net for a Zoom invitation
Questions about this Agenda/Hearing can be directed to 970- 349-1162 or info@cbsouth.net or viewed at: www.cbsouth.net
5:30 PM Call to Order
5:35 PM Approve Minutes from June 24, 2026
Declaration of Notices
Public Comment
Business:
5:40 PM Design Review for Blues

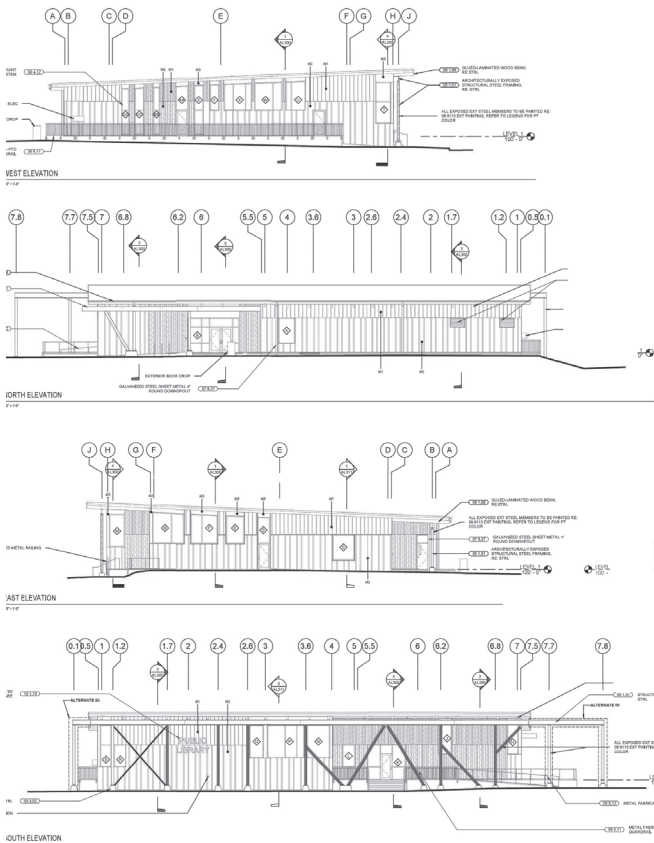
Brothers, LLC (Kevin Afkami), Duplex Residence on Lot 21, Block 4, Filing #2 AKA 34 Blackstock Drive. 6:30 PM Design Review for Crested Butte South Library, Commercial Building on Lot 10, Block 6, Subdivision 2, A Portion of Block 6 Crested Butte South, Filing #2 AKA 100 Glacier Street. Pending application completeness. Other Business Adjourn
ADA Accommodations: Anyone needing special accommodations as determined by the *American Disa-*

bilities 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 July 10, 17 and 24, 2026 #071002

—NOTICE OF DRC HEARING—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW
LOCATION: CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224

Join virtually: Email staff@cbsouth.net for a Zoom invitation
PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee Hearing will be held on Wednesday, July 28, 2026 at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for a **Design Review for Crested Butte South Library, Commercial Building on Lot 10, Block 6, Subdivision 2, A Portion of Block 6 Crested Butte South, Filing #2 AKA 100 Glacier Street.**
Pending application completeness.
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 15-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 15-day public comment period shall be from July 12, 2026 through July 27, 2026. Comments may be submitted to the CB South Design Review Manager by email at drcmanager@cbsouth.net, by mail or in person to the address listed above. Comments must be professional.\

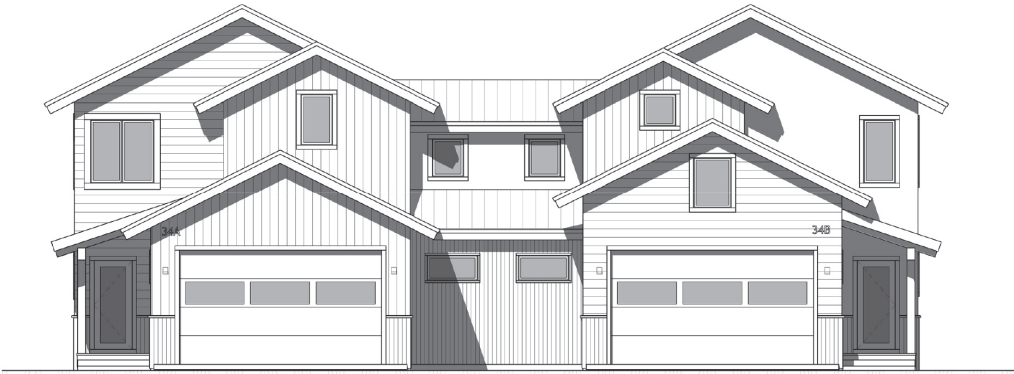
Published in the Crested Butte News. Issues of July 10, 17 and 24, 2026 #071003



—NOTICE OF DRC HEARING—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW
LOCATION: CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224

Join virtually: Email staff@cbsouth.net for a Zoom invitation
PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee Hearing will be held on Wednesday, July 28, 2026 at 5:30 p.m. for the purpose of considering the following:
Design Review for the application for a **Design Review for Blues Brothers, LLC (Kevin Afkami), Duplex Residence on Lot 21, Block 4, Filing #2 AKA 34 Blackstock Drive.** 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 15-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 15-day public comment period shall be from July 12, 2026 through July 27, 2026. Comments may be submitted to the CB South Design Review Manager by email at drcmanager@cbsouth.net, by mail or in person to the address listed above. Comments must be professional.
Published in the Crested Butte News. Issues of July 10, 17 and 24, 2026 #071004



—LEGAL NOTICE—
MT. CRESTED BUTTE TOWN COUNCIL MEETING

The Town Council of the Town of Mt. Crested Butte is having their regular meeting on July 21, 2026. Please go to <https://mtcrestedbuttecolorado.civicweb.net/portal/> or contact Mt. Crested Butte Town Hall at (970) 349-6632 ext 103 for the agenda.

Published in the Crested Butte News. Issues of July 17, 2026 #071701

LEGAL DEADLINE:
TUESDAY AT NOON FOR
THAT WEEK'S ISSUE
LEGALS@CRESTEDBUTTENNEWS.COM
970-349-0500

—SPECIAL TOWN COUNCIL MEETING—
TOWN OF CRESTED BUTTE
TOWN COUNCIL CHAMBERS
507 MAROON AVE; CRESTED BUTTE, CO
MONDAY, JULY 20, 2026

Meeting information to connect remotely:
https://us02web.zoom.us/j/81063020337
Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 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 +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US
Webinar ID: 810 6302 0337
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CREST-ED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, JULY 20, 2026, BEGINNING AT 6:00PM.
Public comments may be submitted at any time to the entire Council via email at town council@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.
6:00 SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM
6:02 APPROVAL OF AGENDA
6:03 CONSENT AGENDA

1) July 6, 2026, Special Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
2) Crested Butte Arts Festival Special Event Application Closing Elk Avenue from 2nd Street to 5th Street, Extending to the Next Half Block Towards 6th Street, 5th Street North of Elk Avenue, 4th Street North of Elk Avenue, and 3rd Street, Alley to Alley from July 31st, 2026 to August 2nd, 2026 and Special Event Liquor Permit.
Staff Contact: Town Clerk Lynelle Stanford
3) Resolution No. 16, Series 2026 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to Greg P. Guibert and Kaitlin Guibert to Encroach Into the Right-of-Way Adjacent to South 62.5 Feet of Lots 17, 18, 19 and 20 , Block 9, Being Second Street and Gothic Avenue, Town of Crested Butte.
Staff Contact: Planning Manager Jessie Earley
4) Resolution No. 17, Series 2026 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to Greg P. Guibert and Kaitlin Guibert to Encroach Into the Right-of-Way Adjacent to South 62.5 Feet of Lots 17, 18, 19 and 20 , Block 9, Being Second Street, Town of Crested Butte.
Staff Contact: Planning Manager Jessie Earley
5) Resolution No. 18, Series 2026 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to 1 Gothic LLC, a Texas Limited Liability Company to Encroach Into the Right-of-Way Adjacent to Lots 17 and 18, Block 7, Being Gothic Avenue, Town of Crested Butte.
Staff Contact: Planning Manager Jessie Earley
6) Resolution No. 19, Series 2026 - A Resolution of the Town of Crested Butte Town Council Authorizing the Purchase of 806 Gothic Avenue #5A, Crested Butte, Colorado and Authorizing the Town Manager to Execute All Documents Related to the Purchase.

Staff Contact: Housing Director Erin Ganser
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.
6:05 DISCUSSION
Long-Range Financial Planning Work Session - Ballot Framework/Council Policy Direction.
7:35 PUBLIC COMMENT
The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss, discussion will be at the end of the Council meeting under "Other Business to Come Before the Council."
7:40 STAFF UPDATES
7:45 LEGAL MATTERS
7:50 PRESENTATION
2025 Audited Financial Statement Review and Letter to Governing Board - McMahan and Associates.
Staff Contact: Finance Director Lauren Hawcroft
8:00 PUBLIC HEARING
1) Ratification of Emergency Ordinance No. 10, Series 2026 - An Emergency Ordinance of the Crested Butte Town Council Amending Subsection 13-2-110 (A) of the Crested Butte Municipal Code Regarding Violations and Penalties of Chapter 13, Article 2 - Water and Sewer Regulations.
Staff Contact: Public Works Director Shea Earley
8:05 NEW BUSINESS
1) Corridor Plan Scope and Town Values Discussion.
Staff Contact: Community Development Director Mel Yemma
8:25 COUNCIL REPORTS AND COMMITTEE UPDATES
8:30 OTHER BUSINESS TO COME BEFORE THE COUNCIL
8:35 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Tuesday, August 4, 2026 - 6:00PM Work Session - 7:00 Regular Council
- Monday, August 17, 2026 - 6:00PM Work Session - 7:00 Regular Council
- Tuesday, September 8, 2026 - 5:00PM Work Session - 7:00 Regular Council

8:40 ADJOURNMENT

Published in the Crested Butte News. Issues of July 17, 2026 #071702

LEGAL DEADLINE:

TUESDAY AT NOON FOR THAT WEEK’S ISSUE LEGALS@CRESTEDBUTTENews.COM 970-349-0500

—SUMMONS—
DISTRICT COURT
GUNNISON COUNTY, COLORADO
200 E. VIRGINIA AVENUE, GUNNISON, CO 81230

Plaintiff: Trappers Crossing At Crested Butte Association, a Colorado nonprofit corporation v.

Defendants: Trappers Crossing, Ltd., a Delaware limited partnership; Far Corp., a Colorado corporation n/k/a Far Corp., Delinquent November 1, 2019;

And all unknown persons who claim any interest in the subject matter of this action

Attorneys for Plaintiff:

LAW OF THE ROCKIES

Marcus J. Lock, Reg. #33048

Alex San Filippo-Rosser, Reg. #43874

525 N. Main St.

Gunnison, CO 81230

Phone Number: 970-641-1903

mlock@lawoftherockies.com

arosser@lawoftherockies.com

Case Number: 26CV30023

FAR CORP., A COLORADO CORPORATION N/K/A FAR CORP., DELINQUENT NOVEMBER 1, 2019;

AND ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION.

TO THE ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the complaint without further notice.

This is an action to quiet the title of the Plaintiffs in and to the following real property in Gunnison County, Colorado:

Any and all easements and real property owned by Trappers Crossing, Ltd., a Delaware limited partnership, and Far Corp., a Colorado corporation n/k/a Far Corp., Delinquent November 1, 2019, including without limitation, any and all bridges and appurtenant infrastructure and property located in Gunnison County, Colorado which easements, real property, bridges and other appurtenances serve, connect to, or are related to access for Trappers Crossing at Wildcat as shown by the Amended Plat thereof recorded at Reception No. 438114 of the real property records of Gunnison County, Colorado, Trapper's Crossing South as shown by the plat thereof recorded in the real property records of Gunnison County, Colorado at Reception No. 425376, Trapper's Crossing at Crested Butte as shown by the plat thereof recorded in the real property records of Gunnison County, Colorado at Reception No. 419857, Trappers Crossing at Wildcat Phase III as shown by the plat thereof recorded in the real property records of Gunnison County, Colorado at Reception No. 471047, and Trappers Crossing at Wildcat – Phase II as shown by the plat thereof recorded in the real property records of Gunnison County, Colorado at Reception No. 461974, including specifically and without limitation **any and all bridges and other property owned by grantor traversed by that certain Federal Land Policy and Management Act Private Road Easement dated September 16, 1993 and recorded in the real property records of Gunnison County, Colorado at Reception No. 447105 (the “Easement”)**, including also without limitation all of grantors' right, title and interest in, to and under the Easement.

Law of the Rockies

By: /s/ Alex San Filippo-Rosser

Alex San Filippo-Rosser

Dated: June 10, 2026

Published in the Crested Butte News. Issues of June 19, 26 and July 3, 10 & 17, 2026 #061902