



### Why do I support becoming a town?

One of our current property owners association board members frequently reminds us the Baca Grande started as a swindle and became a failed financial venture only solved by increasing the yearly dues.

Lot consolidation has made it impossible for the association to assess property owners fairly. If you have consolidated lots, you are saving money. Yes, you are reducing the overall population, but it creates a hardship for other residents with one lot. That would not be the case if we were a town.

The Board has been unresponsive to our concerns. After lot consolidation, creating a fair dues schedule was discussed. Articles from the association newsletter indicate past managers made it a priority to correct this injustice. Still, nothing has been done because the covenants make it so difficult to correct poorly written governing documents.

Most property owners associations are a collection of like dwellings i.e., condominiums or homes in the same price range or apartments. Baca Grande has the Chalets, the Grants, and five miles away, a mobile home park in a different town! That composition would be governed better by a town board with the power to make appropriate changes to regulations.

Property owners are hamstrung. The covenants and restrictions cannot be changed, modified, or amended without most property

owners responding. This appears to be impossible. Property owners live all over the world. Many have not kept their information current. Many have no desire to participate. We could improve governance with a simple majority of registered voters in a town.

The Baca Grande has had 50 years to become a fair and efficient property owner's association, but it has failed. We must improve the mechanism for governance.

**Colleen Bennett**  
**Casita Park**

### Thoughts to the Town of Crestone

I would like to share some thoughts about Embracing and Resisting the transparency of the Crestone Town Board and Residents communication and decision-making procedures.

Fifteen minutes is the total time per month allowed for citizen comments at monthly public board meetings. This gives the impression that board trustees do not want to hear from their citizen electors. The impression was demonstrated by the last two public meetings in which residents and town board trustees and employees gathered. Meetings that were not initiated by the board of trustee's desire to gather information from the residents before making budget decisions. The meetings were initiated by the anger of the town residents as a result of board of trustee decisions made without residents' input.

I have heard, as have many residents, that board of trustee members think the residents are incapable of understanding the making of a budget. I have heard, as have many residents, that residents do not feel their input matters or is given respect. My question is: Are we to embrace this thinking or resist this thinking.

I think we embrace the type of town meetings we had where town leadership and town residents gather information and share input before budget and policy decisions are made. I think we embrace a reasonable allowing of time for citizen input. I think we resist these town meetings being scheduled