



Chaffee County Commissioners Meeting
August 10, 2026

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

A. Call to Order

The special meeting of the Board of Commissioners was held on August 10, 2026, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair Gina Lucrezi, Commissioner Dave Armstrong, and Commissioner P. T. Wood.

Others present in person were County Administrator Beth Helmke, Director of Finance Dan Short (items A. through B.1. only), County Attorney Kathleen Sullivan, Deputy Public Health Director Emily Anderson (items A. through C.1. only), and Chief Building Official Chad Chadwick (items A. through C.1. only).

Present remotely was Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Lucrezi called the meeting to order at 1:01 p.m.

2. Approve Agenda

Commissioner Wood moved to approve the Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

B. Consent Agenda

Commissioner Wood moved to approve the Consent Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Approve County serving as applicant and fiscal sponsor for grant to Great Outdoors Colorado (GOCO) for Conservation Service Corps' trails maintenance project with Colorado Youth Corps, via partnership with Salida Mountain Trails - Community Planning Natural Resources Department

C. Executive Session

1. Executive Session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney to receive legal advice on specific legal questions regarding Monarch Lodge building safety and environmental health compliance. County Administrator Beth Helmke, Finance Director Dan Short, Chief Building Official Chad Chadwick, Public Health Director Andrea Carlstrom, and County Attorney Kathleen Sullivan may attend.

Chair Lucrezi addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney to receive legal advice on specific legal questions regarding Monarch Lodge building safety and environmental health compliance.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney to receive legal advice on specific legal questions regarding Monarch Lodge building safety and environmental health compliance. He stated that Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan will attend; County Administrator Beth Helmke, Finance Director Dan Short, Chief Building Official Chad Chadwick, and Deputy Public Health Director Emily Anderson may attend. Commissioner Wood seconded the motion. The motion carried unanimously.

Attorney Sullivan stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan, County Administrator Beth Helmke, Chief Building Official Chad Chadwick, and Deputy Public Health Director Emily Anderson.

The Commissioners moved into executive session at 1:04 p.m.

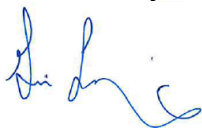
The Commissioners came out of executive session at 1:48 p.m. with no decisions being made.

I, Kathleen Sullivan, County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 10, 2026 constituted privileged attorney-client communication.

Kathleen Sullivan

Kathleen Sullivan, County Attorney

I, Gina Lucrezi, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 10, 2026 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), C.R.S.



Gina Lucrezi, Chair

Chair Lucrezi stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, she asked that you state your concerns for the record.

Hearing none, the Board convened in regular session.

Commissioner Wood moved to pursue enforcement action for building code violations at Monarch Mountain Lodge, and for the County Building Safety Department to issue a Notice of Violation and include the requirement that curing CDPHE non-compliance is also necessary to reinstate the

revoked Certificate of Occupancy. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Executive Session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney for specific legal advice re: the Board's performance evaluation process for the County Administrator - County Attorney Kathleen Sullivan will attend.

Chair Lucrezi addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney for specific legal advice regarding the Board's performance evaluation process for the County Administrator.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney for specific legal advice regarding the Board's performance evaluation process for the County Administrator. He stated that Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan will attend. Commissioner Wood seconded the motion. The motion carried unanimously.

Attorney Sullivan stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan.

The Commissioners moved into executive session at 1:57 p.m.

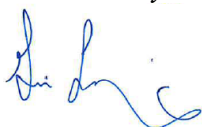
The Commissioners came out of executive session at 2:30 p.m. with no decisions being made.

I, Kathleen Sullivan, County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 10, 2026 constituted privileged attorney-client communication.

Kathleen Sullivan

Kathleen Sullivan, County Attorney

I, Gina Lucrezi, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 10, 2026 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), C.R.S.



Gina Lucrezi, Chair

Chair Lucrezi stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, she asked that you state your concerns for the record.

Hearing none, Chair Lucrezi asked for a motion to move into executive session item C.3.

3. Executive Session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for discussing the County Administrator's work plan and plan for mid-year review and performance evaluation process - County Administrator Beth Helmke and County Attorney Kathleen Sullivan may attend.

Chair Lucrezi addressed the Board to enter into executive session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for discussing the County Administrator's work plan and plan for mid-year review and performance evaluation process.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for discussing the County Administrator's work plan and plan for mid-year review and performance evaluation process. He stated that Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan will attend; County Administrator Beth Helmke may attend.

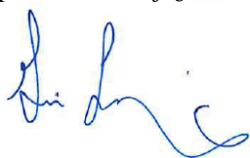
Commissioner Wood seconded the motion. The motion carried unanimously.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan and County Administrator Beth Helmke.

The Commissioners moved into executive session at 2:30 p.m.

The Commissioners came out of executive session at 3:29 p.m. with no decisions being made.

I, Gina Lucrezi, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the statements and discussions that took place during the executive session held on August 10, 2026 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(f), C.R.S. The session was recorded on separate medium.



Gina Lucrezi, Chair

Chair Lucrezi stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, she asked that you state your concerns for the record.

Hearing none and there being no other business to come before the Board, Chair Lucrezi asked for a motion to adjourn the meeting.

D. Adjourn

Commissioner Armstrong moved to adjourn the meeting.

Commissioner Wood stated that we would assist to our ability the people that rely on that water in getting water.

Commissioner Wood then seconded the motion. The motion carried unanimously.

The meeting was adjourned at 3:32 p.m.

Attest:

A handwritten signature in cursive script that reads "Lori Mitchell". The signature is written in dark ink on a light-colored background.

Lori Mitchell, County Clerk