

**SUMMIT RESIDENTIAL OWNERS' ASSOCIATION**  
**Meeting of the Board of Directors**  
**June 15, 2022 – 5:00 PM**  
**Via Zoom**

**Present:** Peter Esselstyn  
Paul Peebles  
Bruce Fauser  
Craig Batchelor  
Tracey Haas  
Chet Boyce, Toad Property Management  
John Schumacher, Association legal counsel

Chet called the meeting to order at 5:02 pm and confirmed notice of meeting had been posted on the website on June 6, 2022 and there was a quorum.

Paul made a motion to approve the minutes of the March 3, 2022 meeting. Peter seconded the motion and it was unanimously approved.

Chet said the first item on the Agenda was discussion regarding Lots 14-16 and Association governing documents. If necessary some discussion would move into Executive Session. John Schumacher said the State would be introducing new requirements for responsible governance policies effective from August and the Association could introduce policies immediately and then adjust the policies in August. Chet quickly summarized his understanding of the policy changes being introduced in August. Chet explained further review was necessary of the new regulations and then amendments to the Association policies could be made by Toad.

Concern was expressed about the owners of Lots 14-16 not responding to the Association and not abiding by the existing regulations. There was some confusion on the permanent location of the ski easement as several different easements had been presented in the past. Tracey and Chet said it did not appear as if structures at Lots 14-16 would be built on the easement and the area closest to the neighboring structure was a seating area with landscaping. Chet said he did now have contact information for the Owner Liaison for Lots 14-16. It was generally agreed no action would be taken at this time.

Peter left the meeting.

Prior to the meeting Chet had distributed examples of State required governance policies used by other Associations. **There was some discussion of how much effort should be put into amending current policies, given that recently-passed House Bill 22-1137 would likely necessitate further revisions. Chet and John confirmed that the amended Design Guidelines adopted in August 2021 were currently in force.** John agreed to send Toad the existing Enforcement Policy/Fines Policy to be added to the website page. **Some Board members suggested that the enforcement policies included in the Design Guidelines remain in place until Toad's legal team had provided the Board with a more in-depth analysis of the law.** Chet explained there were eight specific topics currently required by the State and John agreed to draft one document containing all eight topics. **Tracey noted that once John had provided this streamlined**

version of the policy, the Board would need to discuss the enforcement section in more depth. Further amendments would then be made in August after the State introduced new legislation.

Tracey made a motion for John to draft one document with the eight existing governance policies and circulate to the Board for review and approval at a future meeting. Paul seconded the motion and it was unanimously approved. John agreed to start work on the document.

Chet said he would continue to contact surveyors in the valley to survey the ski easements from the slopes to the streets. Surveyors were extremely busy due to the construction projects in the valley. Snow poles would be in place during the winter to assist with grooming and it was suggested shorter poles be used in the summer months to retain the exact location of the easements.

Chet said July 13, 2022 at 4 p.m. had been suggested as an informational meeting for all owners. Topics and format of the meeting were discussed. Chet agreed to draft documents for the meeting. Chet explained owners wishing to short term rent their house required approval and a license from the Town of Mt. Crested Butte as well as a letter from the Association stating that rentals were permitted. Chet explained the Town retained information regarding local emergency contacts for all short term rentals licensed by the Town. It was generally agreed short term rental regulations could be considered at future meetings.

Bruce made a motion a motion to adjourn the meeting at 6:30 p.m. Paul seconded the motion and it was unanimously approved.