

**SUMMIT RESIDENTIAL OWNERS' ASSOCIATION**  
**Meeting of the Board of Directors**  
**July 13, 2022 – 4:00 PM**  
**Via Zoom**

**Present:** Peter Esselstyn  
Bruce Fauser  
Craig Batchelor  
Tracey Haas  
Paul Peebles  
Chet Boyce, Toad Property Management  
Kat Loughan, Toad Property Management  
Mike Dawson  
Joel Vosburg, representing Sandy & Marshall Funk  
Alicia Napp  
Mark Miller  
Charlie Berger  
Tim Gueramy  
Tim Hilper  
David Kopitz

Chet called the meeting to order at 4:05 pm. Chet confirmed the meeting was a board meeting with all owners welcome to attend. Chet confirmed there was a quorum.

Paul made a motion to approve the minutes of the June 15, 2022 meeting as amended. Craig seconded the motion and it was unanimously approved.

Chet opened the meeting to the owners for comment. Chet explained HB 22-1137 would become effective at the end of August and the attorney for Toad was drafting amended governance policies in accordance with the new regulations and then Jon Schumacher, on behalf of the Association, would review. Chet said the Board would approve the amended policies at a future Board meeting and owners would have the opportunity to participate in that meeting. Peter explained the background to the policies required by the State and how the Board reached the decision to wait and include HB 22-1137 in the preparation of the document. Tracey explained the Board had decided to include all the State (CCIOA) policies in one policy instead of having a separate policy for each topic.

Chet said he had not received any new construction plans for review by the Board and had not been approached by any owners wishing to submit plans. Paul said construction costs were currently high due to labor and materials. Joel confirmed sale prices had increased significantly.

Chet said he did not have a date when the land surveyor would be able to commence work.

Chet agreed to check the irrigation systems at the front entrance. Peter said a water meter needed to be installed by Mt. Crested Butte Water & Sanitation District as the meter was removed each year. Chet agreed to follow up with the District.

Joel Vosburg, on behalf of Sandy Funk, suggested the Association hold regular in-person meetings, notified well in advance, to assist with communication to all owners. Paul said the Association did not have very many full-time residents and in-person meetings might be challenging and Chet confirmed Zoom meetings were generally the best attended and hybrid meetings had been a challenge. It was generally agreed social gatherings in the neighborhood would be a great idea.

Joel said Sandy Funk was eager to have open, friendly approaches within the neighborhood and relaxing some of the rules. Joel suggested a higher level of performance bonds/deposits prior to construction starting due to construction and landscaping costs significantly increasing. It was generally agreed a contractor violating the rules once was not an issue but it was the frequent violations that caused unrest and disruption within the community.

Chet explained associations throughout the valley dealt with short term rentals in different ways and Chet said some associations charged owners a fee if they operated short term rentals. 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. Input from owners was requested and after a long discussion it was agreed to continue to discuss and review short term rentals in the future.

Chet explained he would be leaving Toad in the near future and Kat Loughan would be replacing him at Toad. The Board thanked Chet for his work and Chet explained it would be a slow handover to Kat and Chet said he did not anticipate any problems.

At 5:16 p.m. Peter made a motion to adjourn the meeting. Bruce seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management