

SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
Meeting of the Board of Directors
February 27, 2023 – 4:00 PM
Via Zoom

Present: Peter Esselstyn
Tracey Haas
Paul Peebles
Sandy Funk
Marian Hilpert
Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 4:03 p.m. and confirmed a quorum. Alex explained notice of the meeting had been sent out on February 26, 2023.

Peter made a motion for the following appointments, Paul seconded the motion and it was unanimously approved:

Vice President	Paul Peebles
Treasurer	Tracey Haas

Peter Esselstyn would remain as President of the Association.

Alex explained two sets of sketch plans required review. Alex confirmed a footprint had been submitted for 4 Black Diamond Trail and the footprint was within 1 square foot of the maximum square footage. Todd Carroll of the Town of Mt. Crested Butte would review the footprint and confirm Town acceptance of the square footage figures. For final approval a Colorado Architect or Colorado Engineer would need to stamp Priscilla's plans. Alex said Todd Carroll would also be confirming the structure met the setback requirements. Peter said the roof overhang might be within the setback and adjoining neighbors would be approached. Concern was expressed about the porch and the possibility that the porch might encourage residents of the house to ski in/ski out from the screened in porch and the porch was outside of the skier easement. The window wells were also a concern as the window well would grant emergency egress for rooms but snow build up and maintenance might be an issue and more information would be required. Alex said Jan Hartman of Sunlit Architects had a list of questions/concerns for the sketch plans. It was generally agreed having architects, representatives or owners participating in the review meetings would be beneficial. Answers would need to be obtained regarding the screened in porch and skiing on areas outside the skier easements.

Alex agreed to ask Priscilla and the owner to attend a future meeting to discuss plans for 4 Black Diamond Trail, including questions regarding use of the screened in porch, three potential entry doors and the secondary egress from window wells. The inclusion of the existing stone patio might push the square footage over the maximum. Alex agreed to pass the questions/concerns to Priscilla.

Sandy expressed concern about mature trees potentially blocking some owner views in the future and asked that the Board consider tree planting locations when approving future construction plans.

Alex said the second project was for sketch plan review for 6 Summit. Concern was expressed that there was no turnaround in the driveway and other construction had been required to construct a hammerhead turn around to avoid backing onto a public road. No guest parking was displayed on the plans. Venting/exhaust for boilers in the below grade mechanical room was not mentioned on the plans and more information was required for the mechanical room. Location of the gas meter by the front door might not be attractive. Concern was expressed about the large amount of stucco on the building which was different from existing homes. Snow shedding would need to be addressed, especially the area by the ski room. Concern was expressed that the stone surface of the building might not meet the required 30%. Concern was also expressed about the lack of patios as additional patio surface might push the house over the maximum square footage. A soils sample was essential prior to the preliminary plan review stage.

Peter explained bonds prior to construction would be reviewed on a case by case basis and a soils sample was an important part of that Board review.

As the house at 6 Summit would be visible to everybody entering and leaving The Summit it was agreed the immediate neighbors needed to be included in the review process.

Alex explained some changes to Town of Mt. Crested Butte Code were in conflict with the current Design Guidelines. Jen Hartman had identified some sections which were in conflict and Jen could assist in updating the Guidelines and the Board would need to review and accept the document at a future meeting.

Alex said he had some questions prior to bids being obtained for the easement survey and responses to those questions could be submitted by email. Responses would also be required on the water meter and lighting at the front entrance. Peter said other discussion items would include the updates required by the Colorado Common Interest Ownership Act (CCIOA) and HB 22-1137. Tracey explained the Association was currently out of compliance by not having the governance documents and Alex said there might be changes to the 2022 regulations. Peter made a motion to halt any discussions with Jon Schumacher on the wording of acceptable governance policies until after April. Tracey seconded the motion and it was unanimously approved.

Marion suggested upgrades to the entry signage at The Summit. It was agreed the Board would discuss options to go along with the lighting.

At 5:15 p.m. Sandy made a motion to adjourn the meeting. Peter seconded the motion and it was unanimously approved.