

SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
Meeting of the Board of Directors
February 6, 2024 – 4:00 PM
Via Zoom

Present: Marian Hilpert
Sandy Funk
Charlie Berger
Marshall Funk
Erin Dicke, Toad Property Management
Thomas Morstead (4:24 p.m. – 4:44 p.m.)
Marcus Lock, Law of the Rockies

Erin called the meeting to order at 4:03 p.m. and confirmed a quorum.

Notice of the meeting was sent on January 26, 2024. Discussion ensued regarding minutes, generally. Specifically, they should focus more on the key points and decisions and less on discussion. As a general rule, specific individuals should not be quoted and certain ideas, etc. attributed to specific individuals within the minutes. Marian proposed some small changes to the January 8, 2024 and January 23, 2024 minutes. Prompt distribution of the minutes to the Board is essential.

MOTION #1: Marian made a motion to approve the minutes of the December 19, 2023, January 8, 2024, and January 23, 2024, meetings of the board of directors, as amended. Sandy seconded the motion and it was approved by a majority with Charlie abstaining.

Marcus said the 10-day notice provision for Board meetings in the Bylaws was an unnecessary burden. Marcus agreed to review the Bylaws and provide the Board with some recommended changes. Marcus also agreed to draft a Recordings Policy outlining the time period that meeting recordings should be retained.

Thomas Morstead joined the meeting and Marcus explained legal counsel representing Mr. Morstead had given her permission for her client to participate in the meeting. Thomas Morstead explained the changes he proposed to the earlier plans and confirmed a new Exhibit A would be provided for the Settlement Agreement. Thomas Morstead left the meeting.

MOTION #2: At 4:44 p.m. Charlie made a motion to go into Executive Session pursuant to Colorado Statute 33.3-308 4B. Marian seconded the motion and it was unanimously approved.

MOTION #3: At 5:28 p.m. Marian made a motion to leave Executive Session. Sandy seconded the motion and it was unanimously approved.

MOTION #4: Charlie made a motion to approve the Settlement Agreement with Thomas Morstead subject to provision of a satisfactory Exhibit A and confirmation that all required design review fees have been paid. Marian seconded the motion and it was unanimously approved.

Marcus confirmed he would reach out to legal counsel for Thomas Morstead.

The next Board meeting will be during the first week of March subject to board member availability.

MOTION #5: At 5:33 p.m. Marian made a motion to adjourn the meeting. Sandy seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management