

**SUMMIT RESIDENTIAL OWNERS' ASSOCIATION**  
**Meeting of the Board of Directors**  
**June 6, 2023 – 4:00 PM**  
**Via Zoom**

**Present:** Peter Esselstyn  
Marian Hilpert  
Paul Peebles  
Sandy Funk  
Alex Summerfelt, Toad Property Management  
Jennifer Hartman, Sunlit Architecture  
Ben Somrak, Somrak Concept & Structure  
Charlie Berger

Alex called the meeting to order at 4:02 p.m. and confirmed a quorum. Alex explained notice of the meeting had been sent out on June 5, 2023.

Peter explained construction plans had been submitted for 6 Summit Road and Jen Hartman had reviewed the plans and prepared a list of questions. Peter said the house was approximately 26 feet from the road and other homes were at least 44 feet back from the road. Peter explained a stake had marked the edge of the proposed house and it appeared to be very close to the road. Jen said the guidelines had a front setback of 20 feet and the lot at 6 Summit Road dropped off sharply and that would restrict the placement of the house. A neighboring lot would also have the same issue and owners would probably want to build close to the 20 foot setback. Concern was expressed about the additional cost of moving the house further back on the lot and the additional scaring of the hillside on the Town side. Marian, Paul and Sandy all felt the placement of the house met the Design Guidelines.

Peter said the immediate neighbors had received copies of the plans for 6 Summit Road. Peter said the house would be built to the setbacks on three sides and during construction it would be necessary to have hard fencing in place. Peter explained in his opinion parking would be limited on the jobsite as well as issues once the house was built as some longer vehicles would not be able to turn around on the driveway and would back out onto the road. Parking on the roads within The Summit during the winter months did restrict and limit the snow removal on those parts of the road.

Jen said she had reviewed the foundation plans and the Geotech report and felt that the engineering for the lot was satisfactory. Alex had distributed the Geotech report to the Board on May 31, 2023. Jen said the Town of Mt. Crested Butte would also carefully review the Geotech report.

Jen confirmed the final set of plans submitted for 6 Summit Road had been reviewed carefully and in her opinion the plans met the design guidelines and the plans were acceptable.

Ben Somrak and Charlie Berger joined the meeting.

Ben stressed efforts would be made to limit parking issues in the Winter months during construction as the lot was close to the entrance of the subdivision. Ben said he would be available to respond to questions and concerns during the construction project and would work to mitigate the issues.

Charlie Berger introduced himself and said he felt the house would be good for the neighborhood and Ben would work hard and get creative to solve parking issues.

Jen confirmed she had reviewed the May 17, 2023 plans and her only concern was the Staging Plan as the temporary backfill pile would restrict access around the lot and also restrict parking. Ben confirmed soil would be trucked off the site to a site at Snowmass and only the soil necessary for the backfill would be held on the site. The “temporary backfill pile” shown on the Staging Plan would be very temporary and once the backfill of the foundation was completed that would free up some additional parking on the south side and allow access around the entire site.

Ben confirmed a hard construction fence would be in place to stop construction creeping towards the neighboring lots. Ben said he had spoken to the immediate neighbor about the water tap and care would be taken when digging for the water tap to avoid damage to the mature tree.

Peter expressed concern about the proximity of the house to the street. Ben explained the distance of the driveway from the road to the garage door would be 33 feet 4 inches and the master bedroom was 28 feet 1.5 inches from the edge of Summit Road. Jen confirmed the design guidelines were 20 feet from the property line to the structure (not the footer) and the master bedroom was in compliance with those guidelines. Ben explained the flat spot on the lot had been utilized and to push the house back would not allow them to meet the 2:1 grading or design a house to meet the needs of the owner. A completely new design of the house would need to be done to move the house back. Ben explained the road was approximately 7 additional feet from the property line which would give the appearance of the house being set back further from the road.

The Design Guidelines did give the Board some discretion to require owners to be set further back than the 20 foot setback. Ben said efforts had been made to step the design of the house into the grade to make the house as attractive as possible and not make extensive changes to the grade.

Ben said plans had been submitted in February, 2023 and Jen Hartman had been reviewing the plans and asking questions. The Board had only recently reviewed the plans and it was the first meeting of the Board to review those plans. Alex said May 17, 2023 was the submission of those plans and the Board would get back with an opinion within the 30 day review period.

Ben and Charlie left the meeting and thanked the Board, Jen and Alex for their time.

Jen stressed the importance of a Sketch Plan submission so that the review process could move smoothly and it might take 90 days to move through the three phases.

Alex said he had set up a software worksheet for moving through the design guidelines and that could be discussed in more detail at the next meeting. Alex asked Jen to be part of that discussion. Alex said he also had some maintenance issues to discuss at the next meeting.

Alex agreed to use meeting invites in the future so that board member calendars would be updated.

At 5:42 p.m. Sandy made a motion to adjourn the meeting. Peter seconded the motion and it was unanimously approved.