

SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
Meeting of the Board of Directors
March 6, 2025 – 5:30 PM
Via Zoom

Presiding: Marian Hilpert

Location: ZOOM

Present: Marian Hilpert
Tim Gueramy
Sandy Funk
Charlie Berger
Jessica Glover
Rob Harper, Toad Property Management
Erin Dicke, Toad Property Management
Gary Hartman, Sunlit Architecture

Peter Esselstyn
Bruce Fauser
Casey Schorr
Vicky Unger
Tim Hilpert
David Kopitz
Keith Morley

Absent: None

I. Call to Order

Rob called the meeting to order at 5:35 p.m. and confirmed a quorum.

II. Minutes

Motion #1: Board Meeting Minutes from January 28, 2025
Tim MOVED to APPROVE the minutes as presented, with Marian seconding the motion.

PASSED BY UNANIMOUS APPROVAL

III. Morley Fence Request

No fences currently exist in the neighborhood. Keith Morley explained that his request is for a 3 foot high fence which includes a small area on the side of his house, to keep grandchildren and dogs safe. The Covenants and Guidelines stated ACC/Board approval would be required for any fencing requests. After lengthy discussion, Marian agreed to reach out to homeowners and gather feedback regarding fences in the neighborhood. The Board will discuss at a future meeting.

IV. Sketch Plan Review – 58 Summit Road

Gary Hartman presented his sketch plan for this lot. He has some interpretation questions regarding Lot 12 at 58 Summit Road. Gary explained it would be possible to fit the house within the setbacks except for a 6 foot encroachment on the rear setback for a patio roof. The current plan works with the terrain

and attempts to reduce the overall height of the home to not interrupt other owners' site lines. It was generally agreed the encroachment would not have a negative impact on other owners.

How to measure the height of the structure in accordance with both the Town of Mt. Crested Butte and the Summit regulations would be discussed with a third party architect who will review the final plans. The lot is challenging as it is small and shaped like a slice of pie.

The calculation of square footage of the building was discussed. The Board seemed amenable to granting a small variance on the square footage which would allow the covered entry porch.

Gary explained the main roofs meet the design guidelines but two secondary roofs designed to direct snow shed away from entryways have a 2/12 pitch which would require a variance. A Board member expressed concern that snow will not slide off a 2/12 pitch. Further concern was expressed that multiple small variances for one design might take the design outside the comfort zone of the community.

Gary explained that the current design has an exterior of stained vertical wood, stone and black flat metal panels in some areas (possibly 10% of the building). The existing design guidelines do not permit metal. Gary said different materials could be used. Board members were not amenable to a variance for exterior metal panels.

Gary thanked the Board members for their time and said he would continue to work on the design.

Marian stressed the need to update the Design Guidelines in the near future. Current plan review for this property remains under the existing guidelines.

Keith Morley agreed to send the Board copies of the 2023 emails approving the retaining wall on his lot.

V. Adjournment

The meeting adjourned at 7:40 p.m.