

SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
Meeting of the Board of Directors
March 7, 2024 – 4:30 PM
Via Zoom

Present: Tm Gueramy
Marian Hilpert
Sandy Funk
Charlie Berger
Marshall Funk (4:30 – 5:45 p.m.)
Rob Harper, Toad Property Management
Erin Dicke, Toad Property Management
Marcus Lock, Law of the Rockies

Erin called the meeting to order at 4:31 p.m. and confirmed a quorum. Notice of the meeting had been sent on February 23, 2024.

MOTION #1: Marian moved to enter Executive Session pursuant to Colorado Statute 33.3-308 4B. Marshall seconded the motion and it was unanimously approved.

MOTION #2: Tim moved to exit Executive Session. Marian seconded the motion and it was unanimously approved.

MOTION #3: Tim made a motion to approve the minutes of the February 6, 2024 meeting. Marian seconded the motion and it was unanimously approved.

Erin confirmed contractors had been contacted about on-street parking and the need to move vehicles to allow the snow plows to clear snow. Concern had been expressed by the Town about contractor parking on the roads and the Town had asked for the Association's assistance in managing vehicles parked on the road.

Discussion ensued regarding the adoption of extended "quiet" construction hours during the weekdays and on Saturdays when homes under construction are enclosed. Further discussion ensued regarding the definition of holidays for purposes of workday restrictions pursuant to Summit HOA rules to provide clarification for homeowners and contractors.

MOTION #4: Marian moved to approve an official list of six (6) holidays, when construction is prohibited pursuant to Summit Design Guidelines including: Christmas Day, New Years Day, July 4th, Memorial Day, Labor Day and Thanksgiving. Tim seconded the motion and it was unanimously approved.

MOTION #5: Marian moved to approve the addition of quiet construction hours within an enclosed house from 7:00 a.m. to 8:00 a.m. on weekdays and 7:00 a.m. to 9:00 a.m. on Saturdays. Other construction hours will remain the same. Charlie seconded the motion and it was unanimously approved.

Tim explained a neighbor was currently in the hospital and asked for best wishes/thoughts to be sent. Tim will attempt to keep the Board updated.

It was generally agreed that it could be beneficial to notify realtors of the recent Board Member changes. Erin and Sandy agreed to draft an email for that purpose.

At 5:45 p.m. Marshall left the meeting.

Erin agreed to reach out to Tucker for an update regarding grooming of the ski easement. It was also agreed the grooming team would receive a “thank you” from the Association. Pizza and beer were suggested as a gesture of appreciation for continued grooming of the Summit homeowner’s trail.

The next meeting was scheduled for Thursday, April 11, 2024 at 4:30 p.m.

MOTION #6: Marian moved to adjourn the meeting. Sandy seconded the motion and it was unanimously approved.

The meeting was adjourned at 5:55 p.m.

Prepared by Rob Harper, Toad Property Management