

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
Board of Director's Meeting
January 22, 2021
9:00AM MST

Management Company
Present: Billy Laird, Mountain Home Management
Annalise Smith, Mountain Home Management

Board Present: Bruce Fauser
Craig Batchelor
Peter Esselstyn
Tracey Haas
Paul Peebles

Owner's Present
By Telephone Marian and Tim Hilpert

Others Present: Jason Kidd

William Laird called the meeting to order at 9:02 am with 5 out of 5 board members present.

Unfinished Business:

6 Black Diamond Trail Sketch Review

Jason Kidd presented plans for a sketch review for the Hilperts residence at 6 Black Diamond Trail. Kidd explained their architect is located in Houston and they are working on square footage calculations based on the size of the lot. Kidd mentioned there will be quite a bit of stone design and timber work. Batchelor asked what type of stone was on the house. Kidd stated the stone was not picked out but the Hilpert's are thinking a gray, real stone. Kidd stated there will be brown accents, but grey will dominate the color scheme. Batchelor stated for initial design review, this may be sufficient.

Esselstyn raised a concern about an architect in Houston. Esselstyn explained the plans will need to be stamped by a licensed Colorado Architect. Kidd stated Mike Arbany would be doing the engineering. A discussion ensued regarding specific design details as presented such as the driveway and the inclusion of a turnaround, the proposed window wells, fireplaces, and French drains. Esselstyn stated the calculations and height setbacks appear to be ok as proposed. Esselstyn strongly advised that if the Hilpert's are considering an air conditioning unit, it should be proposed as soon as possible through the design review process.

Peebles asked Kidd how long he thinks the project will take until completion. Kidd stated he expects 18-20 months. Esselstyn suggested hiring a local architect to help keep the building process steadily moving along.

The following motion was made by Craig Batchelor:

MOTION: To approve the preliminary sketch plans as presented.

SECOND: Tracey Haas

VOTE: Unanimous Approval

Review of Financial Statements and Budget:

The board discussed whether the dues at the Summit should be reduced considering the reserves and capital projects the association may consider in the future. Haas asked if there were any ideas as to how the reserves would be spent. Batchelor explained that the board has discussed irrigation improvements and beautifying the entry in the past, but feels the reserves are properly funded and believes the board should consider lowering dues. Esselstyn recommended reviewing the capital plan and speaking with a CPA to ensure the association is taking the right steps to remain in a strong financial position. The board considered the fact that the association has budgeted for, received, but never been billed for skier access grooming.

The following motion was made by Craig Batchelor:

MOTION: To accept the December 31, 2020 financial statements and approve the proposed 2021 budget as presented.

SECOND: Peter Esselstyn

VOTE: Unanimous Approval

Condenser Fans

Fauser raised concerns about setting a bad precedent for the condensers at Gabrielle Barbier-Mueller's residence and expressed his opposition to air conditioners in the community. The board discussed the next steps to consider for Mr. Barbier-Mueller.

The following motion was made by Bruce Fauser:

MOTION: To have Swiss Chalet team present an alternate plan to have the condensers moved to a more suitable location to mitigate the sound and visual nuisance

SECOND: Peter Esselstyn

VOTE: Unanimous Approval

The board discussed amending the bylaws to adopt guidelines on condensers or noise generating appliances and mechanical units.

The following motion was made by Craig Batchelor:

MOTION: To revise the bylaws in near future to change noise ordinance portion of bylaws for any outdoor sound producing devices.

SECOND: Bruce Fauser

VOTE: Unanimous Approval

The following motion was made by Bruce Fauser:

MOTION: To adjourn the meeting.

SECOND: Craig Batchelor

VOTE: Unanimous Approval

There being no further business, the meeting was adjourned at 10:18 AM.

Respectfully Submitted:

Approved By:

Annalise Smith, Recording Secretary

Peter Esselstyn, Association President