

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
Annual Owners Meeting
January 19, 2021
4:00 PM MT

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

Owner's Present
By Telephone: Tim Gueramy

Others Present: Deuce Wynnes, proxy holder
Mark Miller, proxy holder
Joel Vosburg, proxy holder

Member Present via Zoom	Lot(s)	Percentage
Bruce Fauser	1	2.38
Peter Esselstyn	7	2.38
Craig Batchelor	13	2.38
Paul Peebles	23	2.38
Summit LLC (proxy Joel Vosburg)	12	2.38
Gabriel Barbier-Mueller (proxy Deuce Wynnes)	14	2.38
Gabriel Barbier-Mueller (proxy Deuce Wynnes)	15	2.38
Gabriel Barbier-Mueller (proxy Deuce Wynnes)	16	2.38
Summit LLC (proxy Joel Vosburg)	20	2.38
Summit LLC (proxy Joel Vosburg)	22	2.38
Summit LLC (proxy Joel Vosburg)	24	2.38
F&F Holdings (proxy Joel Vosburg)	25	2.38
Summit LLC (proxy Joel Vosburg)	26	2.38
Kopitz Unger Family Trust	33	2.38
Leisle & Chung	37	2.38
Zuni III Trust (proxy Mark Miller)	4	2.38
Timothy & Marian Hilpert	5	2.38
Lance Windell	10	2.38
Charlie Berger	40	2.38
Tim Gueramy	32	2.38
Alisha Knapp	19, 23	4.76

TOTAL REPRESENTATION

Roll Call: A quorum was established with 22 out of 42 lots, 52.4% of the votes entitled to be cast represented either in person or by proxy at the meeting. Summit Bylaws require 20% of votes entitle to be cast be present for a quorum to exist. Proof of notice was submitted to all owners on December 23, 2020.

Peter Esselstyn called the meeting to order at 4:10 PM

The following motion was made by Craig Batchelor:

MOTION: To waive the reading of the minutes of the previous owners meeting held January 21, 2020 and approve as written.

SECOND: Paul Peebles

VOTE: Unanimous Approval

Report of President or Officers:

Peter Esselstyn requested that Mountain Home Management send a link and password for the association website to all owners. Esselstyn mentioned there are several new builds coming up and summarized the design review process for the homeowners. Esselstyn stated the entire process takes around two months with the architect review being the most time consuming. Esselstyn advised the homeowners to be sure to factor this timeline into their building process.

Esselstyn began a discussion regarding the proposed Hunter Hill Subdivision. Vosburg stated the annexation was not approved by the town of Mt. Crested Butte which means the Water and Sanitation District cannot service the area. The homeowners discussed the issue and will continue to following this matter.

Report of Managing Agent:

Laird stated he has installed the skier access snow poles but CBMR has not started grooming yet due to what he believes is a lack of snow. Laird mentioned he has called Mark Vogeli twice to ensure the grooming will continue for The Summit. Laird stated he is doing daily drive throughs and checking on the lights and entry into the subdivision.

Election of Directors:

A discussion ensued regarding the open board position.

The following motion was made by Craig Batchelor:

MOTION: To elect Tracey Haas to fill the empty board position

SECOND: Joel Vosberg

VOTE: Unanimous Approval

The following motion was made by Craig Batchelor:

MOTION: To elect Paul Peebles to remain on the board of directors for a full, 3-year term.

SECOND: Peter Esselstyn

VOTE: Unanimous Approval

Unfinished Business:

Vosburg stated that Sandy and Marshall Funk do not want the board to incur any more legal fees on behalf of the HOA regarding Gabriel Barbier- Mueller's residence. Bruce Fauser began a discussion regarding short term rentals and asked if the bylaws allowed for them. Laird stated he would review the bylaws and let the board know.

New Business:

The following motion was made by Joel Vosburg:

MOTION: To ratify the actions of the Board of Directors in the past year.

SECOND: Tim Guaramy

VOTE: Unanimous Approval

The next annual meeting date was tentatively set for January 18, 2022 at 4 PM.

There being no further business, the meeting was adjourned at 4:52 MST.

Respectfully Submitted:

Approved By:

Annalise Smith, Recording Secretary

Peter Esselstyn, Association President