

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
Annual Owners Meeting
January 19, 2021
Immediately Following the Owners Meeting

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

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

Others Present: Gabriella Barbier-Mueller
Deuce Wynes
Joel Vosberg
David Kopitz
Lance Windel
Mark Miller

The Meeting was called to order at 5:08.

The following motion was made by Craig Batchelor:

MOTION: To waive the reading of the minutes of the previous board meetings held July 14, 2020, October 12, 2020 and December 10, 2020 and approve them as written.

SECOND: Paul Peebles

VOTE: Unanimous Approval

Election of Officers:

The following motion was made by Craig Batchelor:

MOTION: To maintain the current board positions with Peter Esselstyn as President, Craig Batchelor as Treasurer, and Bruce Fauser, Paul Peebles and Tracey Haas as directors.

SECOND: Paul Peebles

VOTE: Unanimous Approval

New Business:

The board abstained from voting on the acceptance of the December 31, 2020 financial statements, approving the 2021 provisional operating budget, and the 6 Black Diamond Trail sketch review. The board agreed to meet again on Friday, January 22, 2021 at 9 AM MST to address these outstanding items.

The following motion was made by Bruce Fauser:

MOTION: To ratify the actions of the previous and current managing agents in the past year.

SECOND: Craig Batchelor

VOTE: Unanimous approval.

The board discussed the request from 3 Summit Court to replace their windows and doors. Batchelor stated if the exposure and color will be like what is existing, they can go ahead with replacing them. Fauser mentioned that since they are proposing no changes to any openings, they do not technically need a review.

The following motion was made by Craig Batchelor:

MOTION: To approve the replacement of 3 Summit Court's windows and doors as presented.

SECOND: Paul Peebles

VOTE: Unanimous approval.

Unfinished Business:

The board gave a summary of the issues surrounding the Swiss Chalet project. Batchelor expressed his frustration with the disregard the Swiss Chalet team has shown with The Summit's Design Review process. Fauser mentioned the board's and other homeowner's patience with the duration of the digging and foundation pour, construction traffic resulting in road damage, and the unsightly machinery and materials being stored on site for long periods of time.

Esselstyn stated that part of the board's job is to promote harmony in the neighborhood and while the house is an attractive addition, the process to get there has been anything but smooth. Esselstyn stated he does not feel the desire for harmony has been reciprocated and reminded The Swiss Chalet team that the board approved a specific design and what is being built is different from what was originally proposed and approved by the board.

Gabrielle Barbier-Mueller expressed his excitement for completing his house and being able to enjoy it soon. Barbier-Mueller stated he understands his team was supposed to have approval for the changes made but believes he has a solution in terms of visibility and timeline. General contractor, Deuce Wynes presented graphics for a proposed visual solution. Wynes expressed that he felt there may have been a break down in communication following the August 19, 2020 meeting and that the board may have missed an initial proposal to remedy the issues. A discussion ensued regarding the timeline of events.

Esselstyn commented that the board has been provided with renderings in the past that showed screening around the condensers but if they had been included in the original plans, he would not have voted to approve them. Esselstyn mentioned that the noise and aesthetics of the units is still a concern. Peebles concurred. Peebles asked Batchelor if any condenser have previously been approved for other homes in the neighborhood. Fauser confirmed Sandy Funk does have a condenser unit but that no other homes have any. Wynes stated he has seen other compressor units in the subdivision.

The board reviewed the proposed visual solution but agreed that although this solution addresses the aesthetics of the condensers, it does not address the noise concern. Wynes stated the decibel rating of the units are ten decibel levels lower than the ones already installed throughout other homes at The Summit. The board and Wynes discussed specifics of the current location and the potential for relocating the units entirely. The board reiterated the fact that they have been unwavering and unanimous on their opposition towards the option currently presented.

Barbier-Mueller stated that in July, it seemed a screen was being considered as an acceptable solution. Subsequently, things went the other way. Esselstyn asked Barbier-Mueller to send the renderings and documentation to the board who would review and discuss at the next board meeting. Wynes asked for clarification on the communication. Esselstyn stated all communication should be sent to Mountain Home Management and they would pass correspondence along to the board.

Batchelor asked if the additional fireplace was going to be addressed. Wynes stated based on previous minutes, he believes those fireplaces were approved but he will submit the drawings for those changes as well. Haas stated if it is not on any previous records, they should be presented. Fauser explained that using the word "approved" is not accurate as they were never a part of the original sketch. Fauser stated the board can note that the fireplaces are in, but they were never approved by the board. Fauser suggested everyone get together on site to get a grasp on all the changes that have been made.

The board decided to abstain from any voting regarding the matter.

The following motion was made by Paul Peebles:

MOTION: To adjourn the meeting.

SECOND: Peter Esselstyn

VOTE: Unanimous approval.

There being no further business, the meeting was adjourned 6:30 PM.

Respectfully Submitted:

Approved By:

Annalise Smith, Recording Secretary

Peter Esselstyn, Association President