

**Summit Residential Owners Association
Board of Directors Meeting
Minutes
Saturday, November 9, 2024**

Presiding: Tim Gueramy

Location: ZOOM

Present: Tim Gueramy
Marian Hilpert
Sandy Funk
Marshall Funk
Charlie Berger
Erin Dicke, Toad Property Management

Peter Esselstyn
Pam Esselstyn
Paul Peeples
Craig Batchelor
Bruce Fauser
Casey Schorr
Tracey Haas
Mark Miller
Jason Lam
Keith Morley
David Kopitz

Absent: None

I. Call to Order

Erin called the meeting to order at 1:02 p.m. Notice of the meeting, attendance, and quorum were confirmed.

II. Minutes

Motion #1: Board Meeting Minutes from June 19, 2024
Marian MOVED to APPROVE the minutes as presented, with Charlie seconding the motion.

PASSED BY UNANIMOUS APPROVAL

III. Firewise USA - committee designation

Marian explained this is a national recognition program helping communities mitigate wildfire risk. The organization provides instructional resources and encourages communities to work together to mitigate this risk. Its focus is twofold: 1) minimizing the ignitability of structures & 2) minimizing nearby fuel. The first step in the process is to designate the board as the community's representative. Summit will incur an ongoing minimum expense of \$27.20 per dwelling per year for participation in the program. Once the board is approved as the Firewise committee, more information will be gathered regarding program costs, participation requirements, and any additional important information to consider. If Summit obtains the Firewise Community designation, it could

help make for a safer community, and there is the opportunity for homeowner insurance credit with certain policies.

Motion #2: Marian MOVED to APPROVE the designation of the Summit Board of Directors as the community's Firewise Committee for purposes of pursuing a Firewise designation for the Summit. Sandy SECONDED the motion.

PASSED BY UNANIMOUS APPROVAL

IV. Design Guidelines: Items to Consider, Plan for Community Feedback, & Potential Timing

Tim explained that the heading on the agenda should have read "Design Guidelines" instead of "Bylaws." The board is not revisiting the Bylaws at this time as the board recently approved the HOA attorney's recommendations to get them in compliance with Colorado law. The next step for statutory compliance is for the board to address the Design Guidelines. They are not in keeping with Colorado law as they include many fines and other items that are not permitted. It seems that the most cost-effective way to start the process is to revert to the 2021 version of the Design Guidelines instead of paying the HOA attorney to start from scratch. Some ways the 2021 guidelines differ from the current version include: 1) the 2021 version does not include illegal fines; and 2) the 2021 version allows the combining of contiguous lots for a larger square foot home (prohibited in the current version). The 2021 and current versions (hopefully a redlined copy if available) will be posted on the Toad website and linked in the upcoming newsletter for community feedback. The floor was open to comments and questions from homeowners in attendance.

V. Set 2025 Budget Approval Board Meeting Date

The board will meet around December 11 - 14 to plan for the 2025 budget. Tim will send out a Doodle poll to determine what works best.

VI. Entry Landscaping Plan for 2025

Charlie volunteered to spearhead this project. It will begin after the board's upcoming budget meeting. The plan is to make some needed improvements to the Summit entrance.

VII. Snow Plow Markers

Tim is spearheading this project to ensure markers are visible and in the proper locations. More to follow.

VIII. Skier Easement Relocation

Tim shared updates since the last board meeting. Casey Schorr, owner of lot 12, has offered to swap the 10-foot easement that runs across his property adjacent to lot 13 and move it to the other side of his lot so there would be a new 10-foot easement adjacent to lot 11. He has also agreed to pay most of the attorney's fees necessary for the change, with Craig Batchelor sharing the remainder of the expenses. Casey proposes this change for easier ingress and egress to/from the mountain. Grooming the proposed easement presents a challenge as the driveway on lot 11 runs through the adjacent 10-foot portion of the easement on lot 11. Grooming the current easement along lots 12 and 13 might prove more challenging. Casey shared that he agreed with Tim's assessment and thinks this is a good solution. Homeowners responded positively to the proposal.

Executive Session

Motion #3: At 1:41 p.m., Marian MOVED to APPROVE that the board enter executive session pursuant to Colorado Statute 38-33.3-308 4(f). Tim seconded the motion.

PASSED BY UNANIMOUS APPROVAL

Motion #4: At 1:50 p.m., Marian MOVED to APPROVE that the board exit executive session. Tim seconded the motion.

PASSED BY UNANIMOUS APPROVAL

Motion #5 Marian MOVED to APPROVE the HOA attorney's completion of the necessary paperwork to memorialize: (1) a new 10-foot ingress and egress ski and pedestrian easement on lot 12, which is adjacent to lot 11 and (2) the abandonment of the 10-foot easement on lot 12, which is adjacent to lot 13. Tim seconded the motion.

PASSED BY UNANIMOUS APPROVAL

IX. Adjournment

Motion #6: Marian MOVED to APPROVE the meeting adjournment at 1:54 p.m. Tim seconded the motion.

PASSED BY UNANIMOUS APPROVAL

The meeting **adjourned** at 1:54 p.m.

Respectfully submitted,

Marian Hilpert, Vice President