

SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
Meeting of the Board of Directors
December 19, 2023 – 3:00 PM
Via Zoom

Present: Peter Esselstyn
Marian Hilpert
Paul Peebles
Sandy Funk
Tracey Haas
Alex Summerfelt, Toad Property Management
Erin Dicke, Toad Property Management
Rob Harper, Toad Property Management
Marcus Lock, Law of the Rockies

Alex called the meeting to order at 3:02 p.m. and confirmed a quorum.

At 3:03 p.m. Tracey made a motion to enter Executive Session in accordance with Colorado Statute 38-33.3-308 4B to discuss matters with legal counsel. Marian seconded the motion and it was unanimously approved.

At 3:43 p.m. Tracey made a motion to leave Executive Session. Marian seconded the motion and it was unanimously approved.

Marcus Lock said he had not had the chance to review a recent email chain or governing documents on a new topic. Peter said the Bylaws stated 10 days notice to owners for Board meetings. Marcus felt that was not reasonable as sometimes meetings needed to be called at short notice and an amendment to the Bylaws in the future would be worth considering. The posting of the Agenda on the Toad website did meet the statutory requirement to make an Agenda available.

Marcus explained a recent short telephone conversation with Paul was about Board member roles, the entitlement to documentation and voting information. Marcus said only the tally of voting was announced and how people voted was known by the third party counting the votes but not available to everyone, according to Statute. Going forward unless directed by a majority of the Board an individual Board member would not reach out to Marcus for advice or comment. It was agreed the topic of voting and the tally of those votes would be discussed at a future meeting when all Board members had the same information.

Marcus left the meeting.

Alex explained there was some confusion about Board terms and Marcus could be engaged to review prior minutes, recordings and governing documents to determine how to move forward and only have two board seats expiring in any year. Concern was expressed about Marcus spending time listening to recordings of the meetings and suggested he conduct his review using prior minutes or documentation. Peter said Jon Schumacher had started working on the skier easement again after a temporary halt.

Going forward a meeting Agenda would include timing and efforts would be made to keep topics within those timeframes.

The next meeting was scheduled for Monday January 8, 2024 at 5 p.m. (MT) for one hour.

Rob explained changes within Toad had prompted the discussion of Erin Dicke becoming the property manager for Summit and Alex focusing on other associations. Rob said he would be emailing all the Board and attaching a copy of Erin's Resume. Rob explained he would be available for Board meetings and the Toad team would be available to assist Erin so the transition would be smooth.

It was generally agreed Marcus Lock was a great asset to the Association.

At 4:30 p.m. Marian made a motion to adjourn the meeting. Tracey seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management