

**SUMMIT RESIDENTIAL OWNERS' ASSOCIATION**  
**Annual Meeting of the Owners**  
**January 28, 2025 – 3:30 PM**  
**Via Zoom**

**Present:**

Bruce Fauser	Lot 1
Jack & Jessica Glover	Lots 2 & 3
Mark Miller	Lot 4
Tim & Marian Hilpert	Lot 5
Thomas Moorestead	Lot 6
Peter Esselstyn	Lot 7
Pam Esselstyn	Lot 7 – joined at 3:44 p.m.
Gary Scott	Lot 8
Casey Schorr	Lot 12
Craig Batchelor	Lot 13
Laura Shelton proxy for	Lots 14, 15 & 16
Marshall Funk	Lots 20 & 22
Sandy Funk	Lots 24, 25 & 26
Tracey Haas	Lot 31
Tim Gueramy	Lot 32
Kieth Morley	Lot 39
Charlie Berger	Lot 40
Mark White	
Todd Wiseman	Lot 41
Becky Reyes	
Leisle Chong	Lot 37 – joined at 3:44 p.m.
Alisha Knapp	Lots 19 & 23 - joined at 3:59 p.m.
Rob Harper, Toad Property Management	
Erin Dicke, Toad Property Management	
Aristan Awitan, Toad Property Management	
Bayliss Baker, Toad Property Management	
Marcus Lock, legal counsel for the Association	

**Proxies:**

- 5 proxies to Peter Esselstyn
- 1 proxy to Bruce Fauser
- 3 proxies to Laura Shelton
- 1 proxy to Sandy Funk

Erin called the meeting to order at 3:35 pm. Erin said notice of the meeting had been sent on January 16, 2025 and confirmed there was a quorum.

Tim Gueramy made a motion to approve the minutes of the January 23, 2024 meeting. Marian Hilpert seconded the motion and the motion was unanimously approved.

Due to the large number of people participating and a lot to discuss Erin asked owners to stay on point during the meeting and limit comments to 3 minutes per person.

Tim Gueramy confirmed the Skier Easement had been signed and Tim thanked Casey Schorr and Craig Batchelor for their help and support in making that happen. Legal expenses had been increasing since 2022 - \$7,130 in 2022, \$11,500 in 2023 and \$13,553 in 2024. However, the Association will receive a \$6,000 credit from Law of the Rockies which reduced the 2024 legal expenses to \$7,553.

Tim Gueramy said following the change to the Bylaws there had been some unrest and Tim stressed the Board was working hard for the Association. Tim encouraged owners to volunteer to join the Board if they did not agree with the Board's actions. Several owners thanked Tim for his hard work during the year. Prior to the meeting a letter, from 10 lot owners, had been sent to the Board outlining concerns. Peter Esselstyn said, in his opinion, the written response from the Board had not addressed all of the concerns and once again requested a meeting with the Board to fully address the concerns. After a long discussion Marcus Lock, attorney for the Association, confirmed the Board had been operating in full compliance with Colorado law and encouraged owners to communicate and work through differences of opinion.

Concern was expressed by one owner about the process for the election of Board members at the 2023 and Erin confirmed an email had been sent on February 1, 2024 to that owner outlining the election process and the supporting election regulations from the State of Colorado.

Prior to the meeting a 2025 Budget had been circulated to all owners. As there were no questions Tim Gueramy made a motion to ratify the 2025 Budget as presented. Marian Hilpert seconded the motion and it was approved by a majority of owners.

Erin explained the election of a Board member would be a secret ballot with votes sent to Rob Harper, [rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com). Peter Esselstyn requested the votes be tallied by a group of owners and not the management company. Marcus Lock, legal counsel for the Association, explained the Colorado Statute and confirmed Rob Harper met the requirements to act as a neutral third party in accordance with the State Statute. Information regarding the two volunteers, Keith Morley and Jessica Glover, had been circulated to all owners prior to the meeting. Erin gave Keith and Jessica the opportunity to provide additional information. Owners were encouraged to submit their vote to Rob Harper.

Tim Gueramy confirmed the easement between Lots 12 and 13 had been signed. Tim said he had met multiple times with the Vail grooming team. Vail had not charged for the service and the Board had authorized Beer and Pizza to be delivered to the grooming team. Due to logistical issues Vail had amended the grooming in a couple of locations.

Charlie Berger said he had been gathering ideas for beautification of the entrance area. A small budget had been agreed and Charlie encouraged owners to reach out with ideas and also volunteer to help with the project in an effort to keep costs down.

Tim Gueramy opened discussion about vacating lot lines and allowing owners to combine two lots and build a home with a larger footprint. There had been discussion in the past but due to an error by the property manager at that time the Design Guidelines had not been amended to state lots could be combined but the maximum square footage for one lot still remained. Several owners expressed opinions, some for and some against a variance to allow a larger footprint. The Town of Mt. Crested Butte had regulations limiting the size of homes to 8,500 sq. ft. The Board would continue to discuss and it was agreed the Association's architect would be involved in the discussion.

Rob Harper confirmed Jessica Glover had received 21 votes and Keith Morley had received 13 votes. Jessica was welcomed to the Board. Tim Gueramy encouraged owners to volunteer for the Board in 2026. Marshall Funk was thanked for his service on the Board.

The next meeting was scheduled for January 27, 2026 at 3:30 p.m.

Thomas Moorestead suggested having a community directory so that owners could communicate easily with each other. Marcus Lock confirmed owners could volunteer to share their contact information. Thomas shared his contact information and encouraged owners to provide their information. Erin said she would be able to contact owners via the AppFolio software requesting that interested owners share contact information with Thomas. Some owners asked that the Toad manager respond directly to email questions whenever possible as it was not always necessary for the Board to respond.

Erin said there would be a short Board meeting immediately after the annual meeting.

At 5:09 p.m. Tim Gueramy made a motion to adjourn the meeting. Jessica Glover seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management