

THE SUMMIT RESIDENTIAL OWNERS' ASSOCIATION  
SPECIAL MEETING MINUTES OF THE  
BOARD OF DIRECTORS  
CONFERENCE CALL  
MAY 12, 2021  
9:00 AM MDT

Board Directors Present: Bruce Fauser  
Craig Batchelor  
Peter Esselstyn  
Paul Peebles  
Tracy Haas

Management Company Present: Annalise Smith, Mountain Home Management

President Peter Esselstyn called the meeting to order at 9:04 AM with 5 of 5 board members present.

**New Business:**

The following motion was made by Craig Batchelor:

**MOTION:** To waive the reading of the minutes of the previous board meetings held April 2 and April 12, 2021 and approve them as written.

**SECOND:** Bruce Fauser

**VOTE:** Unanimous Approval

**3 Summit Ct.**

Peter Esselstyn stated his only concern with the proposed addition was the lot coverage. Esselstyn mentioned the purpose was to keep the project under the maximum square footprint as allowed per the guidelines. Tracy Haas explained the proposed project and a discussion ensued regarding the driveway. Craig Batchelor asked if Haas knew if the driveway was going to be approved by the town. Haas explained the plans have been submitted to the town but have not been approved yet. Annalise Smith confirmed Kent Cowherd had reviewed the plans and concluded the proposed project remains under the maximum building footprint allowed.

The following motion was made by Peter Esselstyn:

**MOTION:** To approve the drawings as submitted dated April 23, 2021 for 3 Summit Court.

**SECOND:** Craig Batchelor

**VOTE:** Unanimous Approval

**Unfinished Business:**

**Lot 3/ 5 Black Diamond Trail**

The board discussed the updated plans that were submitted by Lance and his team. Lance's team added additional wood siding to numerous locations on the house. The board agreed this was an improvement compared to the original amount of stucco that was proposed. Lance's team also rectified the skier easement encroachment.

Batchelor asked about the relocation of the electric box that is currently located in the easement. Bruce Fauser stated it is a work in progress and he is waiting for a follow up from GCEA. Esselstyn explained he walked the lot with GCEA. Esselstyn explained that the transformer sits right on the property line but that moving the box is not an issue. Esselstyn stated GCEA recommended relocating the transformer to the other side of Lance's property line near the proposed drainage flowline to avoid any issues in the future, if the adjacent lot is built upon. Batchelor inquired about who would be responsible for the expense of the relocation. Esselstyn stated GCEA is supposed to be putting pricing together but the board will need to obtain more data to figure out what portion the Summit should be responsible for and what portion GCEA would be willing to undertake.

A discussion ensued regarding the design guidelines as they pertained to AC/ condenser units. Fauser mentioned that without sound and decibel conditions being in the guidelines now, he is not sure the board can enforce requirements. The board discussed the options for moving forward with plan approval. Fauser asked about the ditches that were called out on the plans, an explanation for their functionality and final appearance, and whether they would pose a hazard to the snow cats. The board discussed bond options and irrevocable credit and whether or not the board had a basis for imposing the requirement. Esselstyn stated the board would like clarification on the proposed ditches, the AC unit, and bond. Smith offered to reach out to an insurance agent for more information regarding the bond.

The following motion was made by Peter Esselstyn:

**MOTION:** To adjourn the meeting

**SECOND:** Craig Batchelor

**VOTE:** Unanimous Approval

There being no further business, the meeting was adjourned at 10:30 AM.

Respectfully Submitted:

Approved By:

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Annalise Smith, Recording Secretary

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Peter Esselstyn, Association President