

**SUMMIT RESIDENTIAL OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2022 – 4:00 P.M.
VIA ZOOM**

Present:

Bruce Fauser
Peter Esselstyn
Paul Peebles
Tracey Haas
Craig Batchelor
Chet Boyce, Toad Property Management
Tim Gueramy, Lot 31, 32
Mark Miller, Lot 4
Timothy Hilpert, Lot 5
Alisha Knapp, Lot 29, 23
David and Vicki Kopitz, Lot 33
Joel Vosburg
Deuce Wynes

Chet Boyce called the meeting to order at 5:51 p.m. and said notice of the meeting had been mailed on January 31, 2021. Chet confirmed that a quorum was present.

Tracey Haas made a motion to approve the minutes of the August 11, August 18, August 30, and November 9, 2021 Board Meetings. Paul Peebles seconded the motion, and it was unanimously approved.

Chet said that Peter, Bruce, and Craig had Board Terms expiring in 2023, and Paul and Tracy had Board Terms expiring in 2024.

Bruce Fauser made a motion to maintain the following slate of officers for 2022:

- Peter Esselstyn, President
- Bruce Fauser, Vice President
- Craig Batchelor, Treasurer

Paul Peebles seconded the motion, and it was unanimously approved.

Peter Esselstyn said that the Board was composed of Summit homeowners who brought a variety of perspectives and life experiences to the Board, and he appreciated the commitment and high level of cooperation each member brought to their work on the Board.

The Board thanked Chet for his work moderating the Annual Meeting.

There was a brief discussion of the Swiss House. Deuce Wynes confirmed that there were still some ongoing projects that required the dumpster to remain on the property, and said that he would ensure that the Christmas lights were removed as soon as possible. Deuce said that he did not have a final date for full completion of the project, but the home did now have a Certificate of Occupancy. Deuce confirmed that remediation of the lots across the street was on schedule for the Spring, and fences would be built around the relocated condensers once the snow melted.

Chet said that, per the discussion at the Annual Meeting, he would work on scheduling a professional survey of the skier easements in Spring. Peter noted that the survey might reveal some tree removal or grading that needed to be done. Craig confirmed that there was no existing written contract for grooming of the skier easements between the Association and CBMR, and that the Association had historically installed stakes to identify the correct path for the CBMR groomers. It was generally agreed that it would likely be possible to politely remind CBMR of the correct path for the groomers to ensure that the skier easements continued to benefit the whole Association.

Tracey motioned to table discussion of the end of year financial statements until the Board had seen the actuals for 2021. Paul Peebles seconded the motion, and it was unanimously approved.

It was generally agreed to have the Association's legal counsel attend the next Board meeting to discuss concerns raised at the Annual Meeting regarding the Design Guidelines.

Chet said that the Bylaws required that the Board to post notice of the meeting 10 days in advance.

Craig said that Robb Pennie had historically maintained the Summit website, at the direction of Mountain Home Management. Peter suggested that Toad demonstrate the Summit website on the Toad webpage at the next Board meeting, and the Board could make a decision at that time regarding whether to maintain a separate page.

It was generally agreed to hold the next Board meeting on March 8, 2022 at 4:00 p.m., pending the ability of the Association's legal counsel to join the meeting. Chet agreed to send out a notice once the attorney confirmed availability.

Several owners and Annual Meeting proxies spoke at the end of the meeting to advocate for robust communication between the Board and homeowners. There was some discussion of the possible addition of a mid-year, semi-annual meeting to improve communication across the Association.

Peter Esselstyn made a motion to adjourn the meeting at 6:36 p.m. Paul Peebles seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager