

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
ANNUAL OWNERS MEETING  
January 18, 2012  
3:00 pm MST**

Management Company  
Present: Reed Meredith, Evergreen Management Inc.

Members present: Pat McNamar  
Craig Batchelor  
Grayson Connor

Present By Telephone: Richard Harper  
Bruce St. John

Summit Members Present or Represented by Proxy:

<u>Member Present</u>	<u>Lot(s)</u>	<u>Percentage</u>
Patrick McNamar	33	2.38
Craig Batchelor	13	2.38
Grayson Connor (proxy McNamar)	21	2.38

Members Represented By Proxy:

Don Baker (proxy McNamar)	1,24	4.76
Hoenecke (proxy McNamar)	8	2.38
Richard Harper (proxy McNamar)	26	2.38
Steven Csutoros( proxy Mcnamar)	37	2.38
Fred Hallett (proxy McNamar)	31,32	4.76
Pete Chamberland (proxyMcNamar)	2	2.38
Hermanson (proxy McNamar)	25	2.38
StJohn (proxy Meredith)	3	2.38
Liam Ltd (proxy McNamar)	38	2.38
Ashlock (proxy McNamar)	42	2.38

TOTAL REPRESENTATION 35.70%

Roll Call: A quorum was established with 15 out of 42 lots, 35% of the votes entitled to be cast represented either in person or by proxy at the meeting. Summit Bylaws require 20% of votes entitled to be cast be present for a quorum to exist. Proof of notice was submitted as being sent to all owners on December 20, 2011, 30 days prior to today's meeting.

The following motion was made and seconded:

**MOTION:** To waive the reading of minutes of the previous owners meeting held January 13, 2011 and approve as written  
Vote: Unanimous Approval

Reed Meredith presented the December 31, 2011 financial statements at this time. The Dec 31 balance sheet shows that the association had total cash of \$83,343.23, accounts receivable of \$2,207.42, and total liabilities of \$7907.49. The 2011 Profit & Loss statement actual vs budget shows that the association completed the fiscal year \$2,273.19 ahead of budget. Savings in the areas of Architect Review, Capital Improvements, Legal, Maintenance, and ski access grooming helped the association complete the fiscal year \$2,851.84 under budget.

The proposed 2012 budget sets total expenses at \$32,964.75. Meredith reported that most line items were budgeted flat or below the 2011 budget. The proposed budget also budgets \$5,000 for possible capital improvement projects. The proposed budget would lower annual association dues to \$741 per lot.

After discussion, the following motion was made and seconded:

**MOTION:** To approve the 2011 Fiscal year-end financial statements and the proposed 2012 budget.  
Vote: Unanimous Approval.

Election of Directors. The board terms of Pat McNamar and Fred Hallett expire at this meeting. Pat McNamar stated that Fred Hallett had verbally indicated a willingness to continue on the board.

Craig Batchelor nominated Fred Hallett and Pat Mcnamar for 3-year terms on the Summit Board of Directors.  
Grayson Connor Seconded.

The following motion was made and seconded:

**MOTION:** to elect Pat Mcnamar and Fred Hallett to 3-year terms on the Summit Board of Directors.  
Vote: Unanimous Approval.

Richard Harper began a discussion of issues concerning lighting, rental of homes, and parking at the Summit. Harper stated that the home on lot 22 is out of compliance with the Town of Mt Crested Butte, and The Summit Association lighting guidelines. Both authorities require a zero cut-off fixture which will shield the bulb from view. In addition, Harper notes that the Summit Covenants only allow rentals to one family. Harper indicates that multiple renters / families have been seen occupying the home on lot 22. Lastly, the Summit covenants do not allow for the parking of ATV's, trailers, etc. outside of the garage.

Bruce St John stated that the home at lot 6 is also being utilized as a short term rental and that it also has the same issues with exterior lighting.

After lengthy discussion, the owners directed Association President Pat McNamar and Reed Meredith of Evergreen Management to draft a letter to the owners of the offending homes, informing them of the rule infractions and asking that the issues be brought into compliance.

Reed Meredith noted that the Summit board should consider implementation of a system for fining those homes that are not in compliance, as without any consequence there is no incentive for the owners to correct the problem.

Pat McNamar stated that the home on lot 6 has a gravel driveway and that the Summit Design Guidelines require that all driveways be paved.

Grayson Connor stated that he rents his house out and that it is often not the owners who handle the rentals. He believes that the property managers who handle the rental should be contacted. Discussion ensued regarding the fact that the association has no way of knowing which property manager to contact, as owners are not required to inform the association who their management company is.

Grayson Connor began a discussion of his intent to paint his house next summer. Connor reported that, due to the deterioration of his log siding, he will not be able to paint the home the same color and will need to apply a darker stain. Pat McNamar indicated that Connor should submit the color of his choosing to Evergreen Management for review.

Pat McNamar began a discussion of the construction / remodel work in progress at the home on lot 3. Homeowner Bruce St John stated that he was unaware that his addition of a small roof over the exterior deck required association approval. St John presented a letter apologizing and asking for permission and photographs of the work in progress.

The following motion was made and seconded:

MOTION: To retroactively approve the construction of a 10x15 roof over the West section of the deck at lot 3. All such construction shall be stained to match the existing house as soon as possible.

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To ratify the 2011 actions of the Summit Board of Directors.

Vote: Unanimous Approval.

Richard Harper began a discussion regarding the noxious weed ordinance in Mt Crested Butte and the association's desire to spray weeds on undeveloped lots if the owners do not comply. The town's ordinance requires that all property owners take appropriate action to eradicate noxious weeds on their property. However, there are a number of lots at the Summit which have not taken any action. The Association will contact those owners and indicate that the association plans to contract with JDOT Weed Control to spray the weeds next summer, unless there is some objection on the part of the lot owner. The association will re-bill each lot owner for this spraying.

The date of the next annual meeting was set as January 23, 2013.

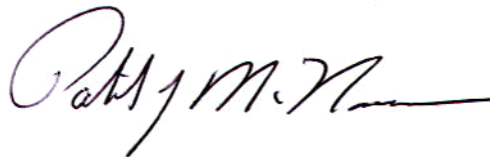
There being no further business, the meeting was adjourned at 4:20pm.

Respectfully Submitted,

Approved By,



Reed J. Meredith, Recording Secretary



Pat McNamar, President, The Summit R.O.A.