

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
ANNUAL OWNERS MEETING  
February 2, 2016  
3:00 pm MST**

Management Company  
Present: Reed Meredith, Evergreen Management Inc.

Owners Present: Pat McNamar

Others Present: Craig McManus  
Paul Wynnes  
Joel Vosburg

Present By Telephone: Eduardo Martinez  
Don Baker  
Todd Wiseman  
Sandy Funk

Member Present	Lot(s)	Percentage
Patrick McNamar	33	2.38
Craig Batchelor	13	2.38
<b>Members Represented By Proxy:</b>		
Ian Fisher (proxy McNamar)	27	2.38
Don Baker (proxy McNamar)	24	2.38
Fred Hallett (proxy McNamar)	31,32	4.76
Liam LTD (proxy McNamar)	38	2.38
Eduardo Martinez (proxy McNamar)	37	2.38
Gamble (proxy Board)	3	2.38
Tidemann ( proxy McNamar)	17	2.38
Kearns ( proxy Vosburg )	11	2.38
Kellrob Properties (proxy Vosburg)	5	2.38
F&F Holdings ( proxy McManus)	25	2.38
Summit LLC ( proxy McManus)	22	2.38
Summit LLC ( proxy McManus)	26	2.38
Meyer ( Proxy McManus)	20	2.38
<b>TOTAL REPRESENTATION</b>		<b>38.08%</b>

Roll Call: A quorum was established with 15 out of 42 lots, 38.08% 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 29, 2015, 36 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 28, 2015 and approve as written  
Vote: Unanimous Approval

Reed Meredith reported the 2015 FYE financials as follows: The Dec 31<sup>st</sup> Balance Sheet shows total assets of \$126,615.05 and total liabilities of \$9,603.77. The ending fund balance was \$117,011.28. The Profit & Loss Budget Vs Actual report shows that the association completed the fiscal year favorable to budget by \$15,186.39.

The following motion was made and seconded:

**MOTION:** To approve the 2015 financial statements as presented.  
Vote: Unanimous Approval.

Election of Director: The term of Don Baker expires at this meeting. Don Baker indicated that he would like to continue serving on the board. Pat McNamar noted that as an attorney, Don has provided valuable legal advice to the association during his tenure.

After discussion the following motion was made and seconded:

**MOTION:** to elect Don Baker to a 3 year term on the board of directors.  
Vote: Unanimous Approval.

The following motion was made and seconded:

**MOTION:** To ratify the actions of the board of directors in 2015.  
Vote: Unanimous Approval.

Craig McManus began a discussion concerning the town's plowing of the Summit streets, noting that the plow regularly leaves a large berm in front of driveways. Pat McNamar and Reed Meredith will discuss with the town .

The date of the next annual meeting was tentatively set as January 20, 2017 at 3pm.

There being no further business the meeting was adjourned

Respectfully Submitted,

Approved By,

Reed J. Meredith, Recording Secretary

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