

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
September 12, 2005
2:00pm MDST

Board Members Present: Pat McNamar
Beverly Baker
Fred Hallett

Board Members present by Telephone:
Ian Fisher
Don Baker

Owners present in person: John Burke

Management Company Present: Reed Meredith

Other Present: Jon Schumacher, Cliggett & Associates

The meeting was called to order at 2:03pm.

A quorum was established with all Board Members present. Proof of notice was submitted as being sent on August 8th, which was 36 days prior to today's meeting.

The following motion was made and seconded:

MOTION: To approve and accept the previous minutes from the Board meeting held July 27, 2005.
The motion was unanimously approved.

Fred Hallett began a discussion of the Memorandum of Agreement between The Summit Association and the Nevada Ridge developers. Fred indicated that the Board anticipates that the \$70,500 required to purchase the 40' skier easement area from Nevada Ridge, will need to be assessed and collected prior to the approval of the Nevada Ridge project by the Town of Mt. Crested Butte.

The following motion was made and seconded:

MOTION: To approve the revised 2005 Summit Operating Budget as presented.
The motion was unanimously approved.

The following motion was made and seconded:

MOTION: To bill the assessment of \$70,500 equally among all Summit lots, \$1,678.57 per lot immediately, with payment due in 30 days.
The motion was unanimously approved.

The following motion was made and seconded:

MOTION: To hold the \$70,500 collected in a separate association bank account pending the purchase of the 40' strip of land.
The motion was unanimously approved.

The following motion was made and seconded:

MOTION: To write an official letter to the owner of Lot 19 to asking that they remove the temporary observation tower constructed on the lot for sale purposes.
The motion was unanimously approved.

Discussion ensued regarding the delinquent dues assessments. Reed Meredith reported that there are 3 lots which are currently delinquent, lot 36, 35, and 9. Lot 36 is seriously delinquent \$3,589.04 and the property has been liened by the association. Fred would like to place this subject of the delinquent lots on the next owners meeting agenda. Summit attorney, Jon Schumacher, indicated that the next step could be to proceed with foreclosure against the lot.

John Burke asked the board what legal actions are pending against the association at this time. Board President, Beverly Baker, stated that no legal actions have been taken at this time.

The following motion was made and seconded:

MOTION: To suspend the Special meeting of the Board of Directors, reconvening immediately after the special owners meeting.
The motion was unanimously approved.

At 4:45 pm, the meeting was reconvened. Board member Ian Fisher was no longer present on the telephone at this time.

The following motion was made and seconded:

MOTION: To move into executive session for the purpose of discussing the possible alternatives for recouping funds expended to resolve the Nevada Ridge access issues, including possible litigation, and to discuss any board actions necessary in defense of litigation threatened by an individual member of the association.
The motion was unanimously approved.

The following motion was made and seconded:

MOTION: To come out of executive session and return to the special board meeting.
The motion was unanimously approved.

The Board directed attorney Jon Schumacher to draft a response letter to Nancy Essex, attorney for BLS Realty.

There being no further business, the meeting was adjourned at 5:30pm.

Respectfully Submitted,

Accepted By,

Reed Meredith, Recording Secretary

Beverly Baker, President
The Summit Owners Association Board of Directors

