

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
July 9, 2008  
3:00pm MDST**

Board Members Present: Pat McNamar  
Beverly Baker  
Fred Hallett  
Richard Harper

Board Members present by Telephone: Don Baker

Owner Present: Craig Batchelor

Owners present by telephone: Mark Miller  
Christine Smith

Management Company Present: Reed Meredith

The board meeting was called to order at 3:05pm. A quorum was established with all Board Members present in person or by telephone.

Proof of notice was submitted as being sent on June 10, 2008, 32 days prior to today's meeting.

The following motion was made and seconded:

**MOTION: To approve the minutes of the Summit Board meeting held January 29, 2008 as submitted.  
Vote: Unanimous Approval**

Reed reported on the association financial statements as of June 30, 2008. The board directed the managing agent to send out delinquent notices to those lots who had not yet paid the 2008 assessment, including the prescribed 10% late fee plus 1.5% per month.

**UNFINISHED BUSINESS**

Beverly Baker began a discussion of Nevada Ridge's responsibility for moving the entry area trees and relocating the stone boulders disturbed by their construction. Nevada Ridge had delivered a number of the boulders to the Summit, but witnesses reported that they had seen Lacy Construction taking the 25 remaining boulders for Nevada Ridge use. Lacy indicated that they had been instructed to move boulders and that they had mistakenly moved the Summit boulders for Nevada Ridge use. At this time, 14 boulders have reappeared at the side of the road. These do not appear to be of the same type and quality as our boulders that were taken by Nevada Ridge.

Two board members have filed a criminal complaint regarding Nevada Ridge's conversion of this Summit property to its own use. Beverly has talked to the association's Denver lawyers about this situation and there is a question as to how willing the local sheriff would be to pursue this if this was indeed an innocent mistake. If it looks to be an innocent mistake sheriff will likely not take any action. The Summit could file suit for any damages in civil court.

Beverly Baker reported that the Summit will be supplying Lacy Construction the architect drawings and photos of where the Summit entrance monument stone is supposed to be relocated by Nevada Ridge per the agreement. At this time the monument has not yet been relocated as agreed. She also noted that the lights on the monument sign and the wiring are also part of Nevada Ridge's requirement to relocate.

Richard Harper stated this belief that it was better to spend time and energy improving Summit landscaping rather than pursue legal action against Nevada Ridge. He asked if there was any leverage with the town as far as the Nevada Ridge cleanup deposits.

Beverly Baker indicated that she had spoken with Mt CB building Inspector, Bill Racek, on this issue.

Fred Hallett suggested that the Summit consider writing the Mt CB town council, reminding them of their obligation to ensure that the Summit trees are moved per the agreement. Copy of such letter should be sent to both the council and building inspector, Bill Racek.

Discussion of the Summit irrigation system then took place. The Summit irrigation system has been severely damaged during the past winter by heavy snows and snow plows. Evergreen Properties reported that they have an appointment to meet with landscaping contractor, Robin Estes, the following day to review repair of irrigation system.

Fred Hallett asked if Estes could provide a professional opinion as to how the Summit trees, moved by Nevada Ridge, were replanted with regard to the root ball(s), adequate transplant holes, trees staked, etc.

The following motion was made and seconded:

MOTION: to authorize the association president to approve an expenditure of up to \$10,000 to repair the landscaping irrigation system.

Vote: unanimous approval.

Reed Meredith reported on the recent meeting with CBMR grooming manager, Mark Voegeli, concerning grooming of the Summit skier paths leading to and from the ski area boundary. Meredith, along with Beverly Baker and Pat McNamar, met with Voegeli on site at the Summit to discuss possible grooming of the slope access easements from the Summit next winter. Voegeli reported that he felt that grooming of these areas was possible and that CBMR would be willing to offer this service at a cost of \$75/hour. Voegeli estimated 1-2 hours per grooming.

Reed and Pat will come up with a map of the access areas, indicating which areas are to be groomed and present it to Voegeli for review. In addition, Pat and/or Reed will offer to ride along with the cat crew during the first grooming of the area to ensure proper placement. Mark Voegeli indicated that these areas could be groomed any time that there is 6" or more of new snow. He cautioned that they would only be groomed once per day, likely in the early morning hours. If it continues to snow beyond the time of grooming, the skier paths will likely need additional grooming but will not be re-visited until the following day. Furthermore, Voegeli noted that his crew's first priority will always be maintaining the ski mountain first, and that there may be days when time does not allow for grooming at the Summit due to this priority.

Beverly Baker indicated that she would send Mark Voegeli a letter recapping the meeting.

Beverly Baker noted that the grooming would include the Summit easement across Nevada Ridge, which the Summit is entitled to use even while they are under construction.

The following motion was made and seconded:

MOTION: To re-allocated \$2,000.00 from the 2008 legal budget to create a new line item in the budget for grooming for the remainder of this fiscal year.

Vote – unanimous approval.

Discussion ensued regarding the Summit road internal skier easement. This easement is not wide enough to groom with a traditional grooming machine.

Fred Hallett asked if the association could hire kids to "ski pack" the skier easement for a low wage.

Reed Meredith indicated that he was not optimistic about ability to hire people to ski pack. He reported that the ski area typically paid ski packers and hourly wage plus a daily lift ticket, and that even with these incentives; the ski area had difficulty in obtaining people to do so. He continued that after the ski season gets under way, most individuals have scheduled jobs which do not allow for sporadic ski packing time.

Discussion turned to the possibility of having a Bobcat with blower on front clear the path. Evergreen Properties will contact a bobcat contractor to look at possibility of getting bobcat on easement to blow/clear snow.

Fred Hallett began a discussion of the next phase of summit road ski trail. The next phase would allow homeowners in lots 16-19 to access the trail.

Owner Chris Smith asked if the board was ever able to get any easement on lot 30. The Summit does have a 10' easement on lot 16-17-18. Lot 30 is contiguous with those lots and we had wanted to get another 10' easement on lot 30.

Beverly Baker indicated that the Summit should re-approach lot 16 owners to ask for internal easements.

Beverly Baker continued that the Summit will be continuing the construction of internal skier path. She will check with attorney Jon Schumacher, concerning easements on Lots 27, 28, 29 to continue ski path as shown on the original plat.

Reed Meredith reported his findings regarding the requirements for the association to accept credit cards for dues payments. Meredith reported that the bank would charge the association a 3% per transaction fee plus \$200/month

in order to be a merchant. The board commented that this idea was not worth the cost and not to pursue this issue further.

The following motion was made and seconded:

MOTION: to accept and approve the June 30, 2008 financial statements.  
Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To ratify the actions of the managing agent  
Vote: Unanimous Approval.

The date of the next board of directors meeting was set for January 27, 2009, immediately following the Summit annual owners meeting.

There being no further business, the meeting was adjourned at 4:47pm.

Respectfully Submitted,



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Reed Meredith, Recording Secretary

Accepted By,

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Beverly Baker, President  
The Summit Owners Association Board of Directors