

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 18, 2009
3:30pm MDST**

Board Members Present: Pete Chamberland

Board Members present by Telephone: Pat McNamar
Richard Harper
Fred Hallett
Don Baker

Management Company Present: Reed Meredith

The board meeting was called to order at 3:35pm. A quorum was established with all Board Members present in person or by telephone.

Proof of notice was submitted as being sent on October 19, 2009, 31 days prior to today's meeting.

The following motion was made and seconded:

MOTION: to appoint Pete Chamberland to fill the unexpired term vacated by Beverly Baker's resignation.
Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: to approve the re-submittal of lot 11 building plans dated 9/30/09 as drawn and submitted by architect Kent Cowherd.
Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: to amend the Summit Design Review Guidelines to include the following Exterior lighting and Temporary holiday lighting policies:

Exterior Lighting: *The lighting of a residence must be subdued, understated and indirect. Exterior lighting source shall not be visible from neighboring properties, or where it produces glare to vehicles. Glare to neighboring properties shall not be permitted. Temporary holiday lighting must not detrimentally affect neighbors. Exterior lighting fixtures are subject to the discretion of the ACC. All lighting must comply with Town of Mt. Crested Butte Ordinances.*

Please refer to the Mt. Crested Butte Web Site: <http://qcode.us/codes/mtcrestedbutte> for specifics regarding the town's ordinance.

The Summit "temporary holiday lighting" policy:

Use of temporary holiday lights is considered an exception to the town ordinance and is only acceptable between November 1 and February 1. The objective of the Summit ACC is to implement a policy that is consistent with Mt. Crested Butte guidelines with the following additional conditions:

- *All exterior permanent light fixtures (fixtures installed all year) that do not conform to the Summit Design guidelines or Mt. Crested Butte guidelines are prohibited. As an exception, temporary holiday lighting fixtures are allowed between November 1 and February 1. Temporary lighting fixtures are not intended to be installed on a permanent basis and will only be installed during the exception period.*
- *Homeowners are requested to use temporary holiday lights sparingly, being sensitive to the potential impact on surrounding neighbors. In the event neighbors complain about detrimental impacts associated with temporary holiday lighting, the ACC reserves the right to request the removal of the temporary lights.*
- *The Summit ACC reserves the right to modify or amend this policy at its discretion.*

Vote: Unanimous Approval.

Discussion took place regarding the invoices for moving the Summit entry monument, removing the dead trees which were "re-located" by Nevada Ridge, and planting of new trees to replace those that did not survive the relocation. Fred Hallett noted that Nevada Ridge had guaranteed the re-located trees would live for a minimum of 1 year.

The following motion was made and seconded:

MOTION: To invoice Nevada Ridge a total of \$4,226.00 for the movement of the entry sign boulder, removal of the trees that died as a result of relocation, and installation of new replacement trees. Payment is **due** within 60 days of invoice, after which a lien will be recorded if payment is not made.

Vote: Unanimous Approval.

Discussion ensued regarding the proposed 2010 Summit budget.

Richard Harper presented a revised 2010 budget spreadsheet at this time. Mr. Harper explained that he had revised the 2010 budget to keep the dues rate flat and try to balance the budget so that reserve funds would not be used.

Discussion ensued regarding the costs associated with maintaining the landscaping along Summit Road. The board members felt that 4 hours per week should be sufficient.

Reed Meredith presented an estimate from Rocky Mountain Trees and Landscaping which totaled \$5,575.19 which included irrigation system maintenance, spring planting of new plant materials and weekly maintenance.

The board members felt that the landscaping maintenance budget should be reduced. Fred Hallett stated that he believed that the homeowners would prefer to have a lower level of landscaping in exchange for reduced costs. The board agreed that the main priorities should be to maintain the new trees, maintain one flower bed by the boulder entry sign, monitor irrigation system, and remediate noxious weeds on a routine basis.

Fred Hallett stated that he believed that day laborers could be hired at \$10/hour to perform landscaping. Pete Chamberland stated that he did not feel that it would be feasible to hire day laborers without providing constant supervision of such workers and that 4 hours per week may not be adequate.

Reed Meredith stated that Evergreen Management would estimate that the initial spring clean-up, weeding and planting would certainly be in excess of 4 hours.

The board directed Evergreen Management to re-contact Rocky Mountain Trees and another landscaping company for an updated proposal of what could be done for a maximum budget of \$3,000.00.

The following motion was made and seconded:

MOTION: to set the 2010 landscape maintenance budget at \$3,000.00.

Vote: Unanimous Approval.

The board discussed possible capital projects at this time. After discussion, the board decided to defer all proposed capital projects due to the economy.

The following motion was made and seconded:

MOTION: to defer all proposed capital improvement projects and to increase the maintenance budget by \$750 for the purpose of planting a new flower bed by the entry sign.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To approve the 2010 budget as amended to eliminate the contract labor expense line and combine the landscaping and maintenance expenditures into one line item totaling \$6,500.00. Dues shall be assessed at \$950.00 per lot, to be billed in January 2009 and due in full 30 days from invoice.

Vote: Unanimous Approval.

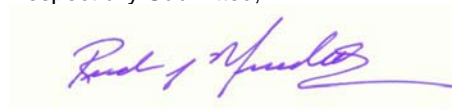
Reed Meredith noted that Evergreen Management had met on site with CBMR Mountain Manager Mark Voegeli and had installed PVC poles to mark the skier access areas to and from the ski area to facilitate grooming.

Discussion ensued regarding the attainment of another easement from lot 30 for the internal skier access. Pat McNamar will contact the owner.

There being no further business, the meeting was adjourned at 4:42pm.

Respectfully Submitted,

Accepted By,



Reed Meredith, Recording Secretary

Pat McNamar, Vice President
The Summit Owners Association Board of Directors