

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 14, 2010
Immediately Following the Owners Meeting**

Board Members Present: Pat McNamar
Pete Chamberland

Board Members present by Telephone: Richard Harper
Don Baker

Other Present: Craig Batchelor
Phil Price

Management Company Present: Reed Meredith, Evergreen Management Inc.

The board meeting was called to order at 4:25 with 3 of 5 members present.

The following motion was made and seconded:

MOTION: To approve the minutes of the Summit Board meetings held on January 28, 2009 and November 11, 2009.

Vote: Unanimous Approval.

Reed Meredith reported that CES Electrical had installed new lights on the entry monument boulder in October. However, they had discovered that power to the receptacles located on the inside of the hairpin turn had been severed at some point. CES attempted to locate the severed power line but was unable to do so prior to the onset of winter. CES will attempt to locate the line in the spring, however, a new line may have to be installed at additional cost. The board directed Evergreen Management to do whatever necessary to install electrical power to the sign area in the spring. In addition, the board noted that the support posts which hold the electric meter appear to be listing to one side. The board would like to have this support straightened in conjunction with the electrical project.

Election of Officers:

The following slate of officers were duly nominated:

Pat McNamar – President

Pete Chamberland – Vice President

Richard Harper – Treasurer.

Vote: Unanimous Approval

Pat McNamar began a discussion of an informal request by lot 10 owner, Travis Morrison. McNamar stated that Morrison was in the process of contacting the town of Mt CB for a possible height variance for a home design on his lot. The board discussed at length and ultimately decided that it was not inclined to grant any height variances due to the future precedence setting ramifications of such action. In addition, the board cannot respond to a non-official, non-specific request for a variance.

Board member Don Baker joined the call at this time and Richard Harper left the call at this time.

Pete Chamberland began a discussion of the association's need to set rules for future lawn decorations that would require that all need to be approved by the board, particularly noting the bear statue on lot 13. Pat McNamar indicated that he believed that the association covenants already require such board approval.

The following motion was made and seconded:

MOTION: To accept and approve the 2009 Fiscal Year End financial statements as presented and to authorize billing of annual association dues.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To ratify the actions of the managing agent in the past year.

Vote: Unanimous Approval.

Pat McNamar asked the owners present for any comments at this time.

Phil Price stated that he would like to see bushes planted around the green electric transformer boxes located inside the hairpin turn of Summit Road. Pat McNamar responded that the board would consider possible landscaping additions in the summer, but at this time no funds are budgeted.

There being no further business, the meeting was adjourned at 4:45pm.

Respectfully Submitted,

Accepted By,



Reed Meredith, Recording Secretary

Pat McNamar, President
The Summit Owners Association Board of Directors

