

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 13, 2011  
Immediately Following The Owners meeting**

Board Members Present: Pat McNamar  
Pete Chamberland

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

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others present: Craig Batchelor

The board meeting was called to order at 4:05pm. A quorum was established with 5 of 5 Board Members present in person or by telephone.

The following motion was made and seconded:

**MOTION: To approve the minutes of the Summit Board meeting held July 14, 2010 as submitted.**

**Vote: Unanimous Approval**

Pat McNamar began a discussion of application for a Bear statue and "hunter" cutout on Lot #13.

Reed Meredith read the Sept. 30<sup>th</sup> e-mail from lot #13 owner, Craig Batchelor. "The Bear (dimensions 6'5" x 5' x 2.5") Hunter (36" x 33" x .25") holding rail beams together) in my yard. Attached are pictures. Additionally, please be advised I have planted an "additional" 10 Aspen trees ranging in size from 12 feet to 20+ feet. (pictures also included)"

The board members noted that they were concerned with setting any kind of precedence by allowing the statue.

The following motion was made and seconded:

MOTION: to approve the submittal from lot #13.

Seconded:

Yes Vote: McNamar, Hallett, Baker, Chamberland

No Vote: Harper

Motion Approved.

Discussion ensued regarding whether the Architectural Control Committee needs to approve trees which are planted in excess of the requirements approved by the board in the original home design review.

After discussion, the following motion was made and seconded:

MOTION: to instruct attorney Jon Schumacher to compose a paragraph to be added to the Summit Design Review Guidelines, indicating that if an owner's property is found to be out of compliance with Design Guidelines, after due notice, the ACC reserves the right to bring the property back into compliance and re-bill the owner for the work. ACC to reserve the sole right to determine compliance.

Vote: Unanimous Approval

Discussion then ensued regarding the statue/sculpture on lot #22. The association requested that lot owner Phil Price, provide photographs and dimensions in an application to the board. Mr. Price did not respond to these requests.

The following motion was made and seconded:

MOTION: To deny the request for the mobile sculpture on lot 22.

Vote: unanimous approval.

The board directed that the sales agent for the home be instructed that the sculpture is out of compliance with the Summit Design Guidelines and is to be removed next spring.

Discussion took place regarding the parking of trailers, trash, and number of vehicles associated with renters at lot 22.

Fred Hallett stated that he would like the ACC to require all homeowners to remove dead trees from their property.

Election of Officers:

The following motion was made and seconded:

MOTION: To elect Pat McNamar as President

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To elect Pete Chamberland as Vice President and Richard Harper as Secretary/Treasurer  
Vote: Unanimous Approval

Construction Clean-up Deposit discussion took place. The board directed that the construction deposit being held for lot 27 be refunded and that the deposit for lot 11 be held until springtime when the managing agent can view the property.

The following motion was made and seconded:

MOTION: TO Approve the 2011 Budget as presented.  
Vote: Unanimous Approval

Pat McNamar began a discussion of Lot 5 at the Summit. McNamar reported that the owner of Lot 5 had informed him that he was very interested in selling the property and would consider any reasonable offer from the association. The board discussed the pros and cons and ultimately was not interested in pursuing this at this time.

The following motion was made and seconded:  
MOTION: to accept the 2010 financial statements as presented.  
Vote: Unanimous Approval.

The date of the next board meeting was set as July 7, 2011 at 3pm.

There being no further business, the meeting was adjourned at 6:15pm.

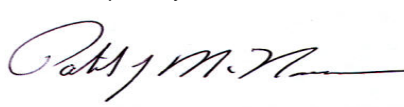
Respectfully Submitted,



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Reed Meredith, Recording Secretary

Accepted By,



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Pat McNamar, President  
The Summit Owners Association Board of Directors