

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 7, 2011**

Board Members Present: Pat McNamar
Pete Chamberland
Richard Harper

Board Members present by Telephone: Fred Hallett
Don Baker

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others present: Craig Batchelor

The board meeting was called to order at 3:05pm. 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 January 13, 2011 as submitted.

Vote: Unanimous Approval

Discussion took place regarding the escrow monies being held by the association on account of lot 11. Reed Meredith reported that he had spoken to attorney Jon Schumacher, who has yet to receive the needed approval from the current owners of lot 11, allowing the refund of the escrow monies to the former owner. Meredith noted that as the current owners are asking for approval of construction of a hot tub deck, this may be a good opportunity to press the issue.

The board directed Evergreen Management to place liens on lots 30 and 36 for non payment of 2011 association dues. Meredith reported that the owners of lot 37 were making payments, but are still in arrears. The board indicated that continued payments needed to be received and that this debt must be paid by the 4th quarter of the year.

The following motion was made and seconded:

MOTION: To accept the June 30th financial statements as presented.

Vote: Unanimous Approval.

Reed Meredith presented the Manager's Report at this time.

Landscaping:

1. Evergreen picked up trash along the roadside in April.
2. J Barry DOT completed spraying of the weeds along Summit rd, the entry area planters, and the skier path in June. Cost was \$175.24 Brain Ash indicated that he believed that the spraying has worked effectively and that there are significantly less weeds this year compared to last year.
3. Rocky Mtn Trees replanted the small garden at the entry sign and re-mulched the area.
4. Met with Rocky Mtn Trees on site to discuss the addition of trees around the entry monument and interior hair pin. Rocky Mtn informed us that they cannot plant anything within 8' of the electric transformer boxes. Obtained bid from RMT to install 6 - 6-9' spruce trees and 3 aspen trees, along with needed irrigation, compost and mulch for \$4938.37. After discussion with Pat McNamar, we instructed to RMT to basically double the proposal, bringing the total to \$9,876.74. Installation is scheduled for the week of July 18th.
5. Rocky Mtn Trees request for a new irrigation controller box (\$200).
6. John Councilman JCI – indicated that he would remove the groomer from below lot 27.

Nevada Ridge:

Spoke with Mt CB town manager Joe Fitzpatrick this week. The town is holding a letter of credit for \$150,000 on the NR project. Fitzpatrick informs us that the NR PUD is about to expire and that the town is waiting to see if Don Perotta files for an extension. Fitzpatrick noted that the town can call the letter of credit August 1st, and that he has a list of projects determined by the towns engineer, that need to be addressed. He is uncertain if the \$150k will be sufficient to address all of the areas in question.

I specifically asked Joe to clean up the orange fencing and other debris that is on the NR parcel.

Per direction of the board, Jon Schumacher filed a "disclaimer of Interest" on the Nevada Ridge litigation between Stan Moores and Don Perotta. Therefore, The Summit is now out of the case as we have effectively dropped our lien and bill against NR. \$4226.

Lot 22:

Sculpture has been removed. Property foreclosed and now owned by Wells Fargo Bank.

Richard Harper noted that he was most concerned that Rocky Mtn not plant all the new trees down in the sign area. Some trees need to be planted up the spine and replace some of the "charlie brown" trees. Reed Meredith will meet with Rocky Mountain Trees to assure that the trees are placed appropriately.

The following motion was made and seconded:

MOTION: To approve design guidelines addition to section 3, drafted by Jon Schumacher as follows:

"If an Owner's property is found to be out of compliance with these Design Guidelines, the ACC reserves the right, after reasonable notice to the Owner, to bring the property into compliance and to bill the owner for the work. The ACC reserves the sole right to determine compliance with the Design Guidelines."

Vote: Unanimous Approval.

Discussion of lot 11 request to construct a deck with hot tub took place. Craig Batchelor, owner of the adjacent lot, stated his concern because he will be looking down on the hot tub. He suggested that they consider moving it to the west a little bit. Summit architect, Kent Cowherd, reports that the submitted design is within the Summit design guidelines. The board noted some discrepancies in the drawing submitted by architect Michael Helland.

After Discussion, the following motion was made and seconded:

MOTION: approve hot tub request subject to: 1) bringing the lot assessments up to date, 2) that cleanup deposit remains until completion and successful inspection, and receipt of written approval to release of the escrowed funds held by the association to the previous owner.

Vote: Unanimous Approval.

Richard Harper asked if the structure holding the electric meter could be replaced. Evergreen Management will address the support prior to winter. Harper also noted that the Summit should consider weed remediation on any unoccupied lots and that it may be advisable to plant seed below the skier path. Evergreen Management will ask Rocky Mtn trees if this planting is feasible.

Reed Meredith will contact Brian Ash to ascertain the cost for noxious weed spraying all of the lots in the Summit.

Discussion took place regarding the condition of the paint/stain on the house located on lot 21. According to the Summit Covenants, all owners must maintain their property/homes in good repair. Richard Harper will draft a letter to the owner regarding this issue.

Lot 13 owner, Craig Batchelor requested permission to plant 12 additional aspen trees on his property.

The following motion was made and seconded:

MOTION: To approve the installation of 12 additional Aspen trees on lot 13.

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 4:30pm.

Respectfully Submitted,

Accepted By,



Reed Meredith, Recording Secretary

Pat McNamar, President
The Summit Owners Association Board of Directors