

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
MEETING OF THE  
BOARD OF DIRECTORS  
July 12, 2013**

Board Members Present: Pat McNamar

Board Members present by Telephone: Fred Hallett  
Don Baker  
Ian Fisher

Others Present: Bruce St. John

Management Company Present: Reed Meredith, Evergreen Management Inc.

The board meeting was called to order at 9:05am. A quorum was established with 4 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 23, 2013 as submitted.

Vote: Unanimous Approval

Pat McNamar presented the Presidents report at this time. McNamar noted that he had been in touch with the Gunnison County Assessors office regarding the foreclosure sale of the Nevada Ridge property. His discussion with their office revealed that the Nevada Ridge foreclosure sale has been continued for the foreseeable future, and noted that the Nevada Ridge attorney's were likely trying to work out a deal with the bank to stop the sale.

Reed Meredith of Evergreen Management Inc. presented the Manager's Report at this time. Meredith reported that Crested Butte Mountain Resort has lowered their season pass prices to \$599, if purchased prior to September 30<sup>th</sup>.

Meredith reported that JDOT Weed control was scheduled to spray the Summit roadways for noxious weed control in the following week. He also stated that Evergreen Management had removed tent worm from 6 of the Aspen trees at the Summit entry this spring, and is hoping that the trees will survive. He also noted that there is one Aspen tree at the hairpin turn that is dead and needs to be removed.

The June 30<sup>th</sup> Balance Sheet shows total assets of \$111,390.61 and Total Liabilities of \$6,186.20. The Profit & Loss Statement shows that the association's operating expenses for the first 6 months of 2013 are running favorably to budget by \$1,175.07. Significant savings in the line items of Maintenance/Landscaping/Contract (\$877.85), Ski Access Grooming (\$22.00), and Water & Sanitation (\$232.12) have continued to this positive outcome. The Legal budget is \$822.96 over budget due to unforeseen costs associated with assuring that the Nevada Ridge foreclosure sale has no affect on the Summit's ski access easements.

Discussion took place regarding the need to appoint a board director to replace the seat vacated by Richard Harper when he sold his house at the Summit earlier this spring. After discussion the following motion was made and seconded:

MOTION: to appoint Craig Batchelor to the Summit Board of Director's, to complete the term vacated by Richard Harper, which runs through January of 2014.

Vote: Unanimous Approval.

Craig Batchelor joined the meeting by telephone at this time.

The following motion was made and seconded:

MOTION: To approve the June 30, 2013 financial statements as presented.

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.

Discussion ensued regarding the condition of the home at 40 Summit Rd. The board noted that the owner had promised the board that he would paint the home several years ago, but to date has not done so. Several board members commented that home looks to be in disrepair, and that it badly needs paint.

According to The Summit Declaration of Protective Covenants, Paragraph 14:

Repairs: All structures shall at all times be kept in good and proper repair and in an attractive appearance by the owner thereof. In the event that any owner fails to comply with the provisions of this paragraph, the Declarant is empowered to enforce this

paragraph and to enter upon the property to accomplish such repairs as may be necessary and to enforce the collection of any sums paid for repairs.

The board of directors directed Evergreen Management to contact attorney Jon Schumacher to draft a letter to the homeowner, indicating that the home must be painted and that failure to do so will result in the association taking action to paint the home and rebill to the owner.

Evergreen Management was also directed to obtain an estimate to paint the home form a licensed painting contractor.

Ian Fisher left the meeting at this time.

Discussion took place regarding the number of vehicles, and a camper that was set up for use, parked in the driveway at 40 Summit Rd, and on the street. The Summit Covenants also state that campers must be shielded from view and that parking on the street is not permissible. Owners were advised to contact the Mt Crested Butte police department regarding vehicles parked on the roadways.

Reed Meredith began a discussion of Colorado House Bill 1277, which goes into effect January 1, 2014. This new bill requires that all homeowner associations have a written collection policy, distribute that policy to all owners, and mandates that any dues delinquent owner be given a one-time opportunity to enter into a 6-month payment plan to bring his/her account current. The board directed Evergreen Management to contact attorney Jon Schumacher, to draft such a policy for the boards review and approval at the January board meeting. The board would also like to know if they could impose additional fees for delinquent dues, beyond the 1.5% month loan fees.

The board directed Evergreen Management to remove Richard Harper form the Summit signature cards and to add new board member Craig Batchelor.

There being no further business, the meeting was adjourned at 10:30am.

Respectfully Submitted,

Accepted By,



Reed Meredith, Recording Secretary

Pat McNamar, President The Summit Owners Association Board of Directors