

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE
BOARD OF DIRECTORS
July 11, 2014**

Board Members Present: Pat McNamar
Craig Batchelor
Don Baker

Board Members present by Telephone: Fred Hallett

Owners present by Telephone: Eduardo Martinez

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 and Architectural Control Committee meetings held January 28, 2014 and May 5, 2014 as submitted.

Vote: Unanimous Approval

Pat McNamar asked Reed Meredith to report on the status of Nevada Ridge. Meredith reported that he had recently spoken to the Town of Mt Crested Butte regarding Nevada Ridge. The Nevada Ridge PUD (Planned Urban Development) will expire in April of 2015. At that time, the bank could apply for another extension of their PUD, this seems unlikely as the developer is no longer involved. The town had hired a structural engineer to review the Nevada Ridge retaining walls. He has deemed them unsound and feels that whomever ends up with the property will have to tear them down and start over. The town only has \$30,000 left of the original performance bond from Nevada Ridge, this is insufficient to do any work on the retaining walls. The property was foreclosed on by the bank and is listed for sale.

Craig Batchelor noted that CBMR owns the parcel just below Nevada Ridge. Craig felt that CBMR may have an interest in partnering with the Land Trust to purchase Nevada Ridge. Craig will meet with Ethan Mueller to discuss.

Eduardo Martinez also noted that West Wall Lodge may also be interested and that he would contact Ken Stone.

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

Meredith noted that the association had experienced a problem with the skier access which runs in and out to the slopes adjacent to lot #5. Last winter, the snowcat from CBMR was stopped from grooming by a local realtor who claimed that the access groomed by CBMR was in the wrong area. The association hired Kent Olsen to survey the granted easement and to locate the lot corners. The access was then marked by Pat McNamar. The board also noted that early season grooming is not possible due to the lack of snow and the ski areas first responsibility to open and maintain the actual ski trails before committing to the Summit's access. Meredith noted that owner Bruce StJohn had difficulty in accessing the ski area via this easement last winter. Craig Batchelor noted that the easement is not ideal for snow boarders and that the association is fortunate to have CBMR groom this area. Meredith noted that the association did hire King of The Mountain Plowing to knock down the berms created at the road's edge by the town snow plows on a number of occasions last winter. The board re-iterated that all contact with CBMR concerning skier access grooming should go through the association manager. Pat McNamar indicated that he would re-mark the lot 5 access easements this fall.

The June 30, 2014 Balance Sheet shows that the association has \$115,387.35 in cash, with account receivable of \$8,190.83. Meredith noted that a number of lots have not paid the 2014 association dues billed in February. He feels that a number of lots have trouble with emailed bills and that the invoices are ending up in their spam files. He believes that all invoices but one are collectable, lot 6 owned by Cooper. Meredith will send out paper billings to all owners in arrears.

The following motion was made and seconded:

MOTION: to place a lien on lot 6 for the delinquent amount of \$1,180.83 plus fees.

Vote: Unanimous Approval.

The June 30, 2014 Profit & Loss Statement shows that the association expenses are running below budget by \$4,228.50. Significant Savings in the line items of Legal (\$1224.98) and Skier Access Grooming (\$1,247.50) and Maintenance (\$829.29), along with savings of lesser values in nearly every line item, have contributed to this outcome.

The following motion was made and seconded:

MOTION: to sweep the \$4,149.42 held in escrow as a pre paid special assessment since 2007, into the income account.

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To approve the June 30, 2014 financial statements as presented.

Vote: Unanimous Approval.

The date of the next board meeting was set as January 28, 2015 at 3pm MST.

Reed Meredith asked the board to re-state and ratify their email vote to allow a request by the owner of lot 37, to permit his contractor Somrak Construction, to start construction work at 7:30am, provided that loud mechanized equipment is not used until 8m.

The following motion was made and seconded:

Motion: to Somrak Construction to start work on the Martinez home under construction on lot 37 at 7:30am, provided that Motorized equipment is not used until 8am.

Vote: Unanimous Approval.

Don Baker began a discussion regarding the sale of his home on lot 1 on August 27th. Baker still owns the vacant lot #24 and therefore is still qualified to sit on the Summit board of directors. He would like to continue to serve. The board members agreed that Baker should remain on the board as his historical knowledge and "free" legal advice are valuable to the association.

Craig Batchelor began a discussion of the Summit Bylaws regarding multiple cars parking on the street. The current fine for a 2nd offense is a \$100 fine plus \$20/day thereafter. Batchelor thinks that if an owner is renting the house for \$1500 night, that this fine should be increased. Don Baker advised that the Bylaws should not be changed unless there is a habitual violation.

The board directed that the association website be updated to include the bylaw amendments and collection policy.

The following motion was made and seconded:

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

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 9:48am.

Respectfully Submitted,

Accepted By,

Reed Meredith, Recording Secretary

Pat McNamar, President The Summit Owners Association Board of Directors