

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 2, 2016
Immediately Following The Owners meeting**

Board Members Present: Pat McNamar
Craig Batchelor

Board Members present by Telephone: Don Baker
Eduardo Martinez

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others Present: Craig McManus
Joel Vosburg

Owners Present by Telephone: Todd Wiseman
Sandy Funk

The board meeting was called to order at 3:30pm. 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 July 16, 2015 as submitted.

Vote: Unanimous Approval

Reed Meredith reported that the Summit irrigation system at the entry was damaged last October by the town of Mt Crested Butte. The system is in the public right of way and was only buried several inches below grade. Meredith informed association president McNamar of this incident when it occurred. A temporary repair was made in October, but a re-trenching, moving, and repair of the system will be necessary this summer. \$5,000 has been budgeted for this repair. Meredith will meet with Rocky Mountain Trees this spring to facilitate the work.

Election of Officers:

The following motion was made and seconded:

MOTION: To elect the following officers for 2016:

Pat McNamar – President
Don Baker – Vice President
Craig Batchelor – Treasurer

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To approve the 2015 financial statements

Vote: Unanimous Approval.

Meredith presented the proposed 2016 budget to the board. The proposed budget maintains dues at their current level and sets operating expenses flat with last year at \$32,774.76.

The following motion was made and seconded:

MOTION: to approve the 2016 budget as presented and to invoice dues accordingly.

Vote: Unanimous Approval.

Discussion regarding the status of the Nevada Ridge parcel ensued. Joel Vosburg reported that the parcel was still listed for approximately \$1.8 Million. There has not been much interest in the parcel to date. Don Baker asked if the association should anticipate additional legal fees if the parcel was to sell. Pat McNamar stated that it did not appear that any sale was imminent. Reed Meredith noted that the association fund balance was significant and could be used toward legal fees.

Craig Batchelor began a discussion concerning the paving of the driveway of the home on lot 6. To date this has not been completed and is a requirement of the association. Discussion concerning the association's ability to have the driveway paved and rebill the owner for such work ensued. The board directed that a letter be sent to the homeowner, indicating that the paving work should be completed by fall of 2016 or the association will take further action.

The board then suspended the regular board meeting and opened a meeting of architectural control committee to review the sketch plan submitted by the owner of lots 14-15-16.

Reed Meredith noted that the intention of a sketch plan review, is to make certain that the general theme, size, and nature of the proposed building is acceptable, prior to the proponent spending significant dollars on an architect. In this case, the architecture plans are already fairly well developed.

Crested Butte contractor, Paul "Deuce" Wynnes, representing the lot owner presented the plan to the board at this time. Wynnes reaffirmed that this was intended to be a sketch plan review and that the plan was not in its final configuration.

Reed Meredith noted that the lot line between lots 14 and 15 had previously been vacated by the association and by the town at the owner's request. However, the lot line between lot 15 and 16 has not been vacated. The current sketch plan shows construction going across this lot line, which would have to be vacated in order to allow such building. Meredith has met with the town building officials regarding the proposal. According to the town, if the second lot line were vacated, essentially combining the 3 lots, the maximum building square footage would be 8,500 sqft.

Wynnes stated that the owner intended to use the proposed home for personal use and that the main focus of the plan has now changed to focus solely on the actual home, eliminating the "out" buildings of the pool and ice rink for now.

The main home is drawn as approximately 6,900 sqft. Wynnes indicated that the owner would like to maximize the size of the home to possibly add another 1,000 sqft.. If additional building square footage is needed, the proponent may pursue vacating the lot 15-16 lot line in order to gain the needed additional square footage.

The board indicated that they would not be in favor of granting any variance to increase the home size beyond what the current design guidelines allow. The home must meet the setback, height, and square footage requirements as stated in the design guidelines.

Meredith noted that due to the size of the proposed project, the Mt Crested Butte Planning Commission would be reviewing the home design once it is officially presented to the town. The Planning Commission does not routinely review single-family homes. The town will require prior approval by the Summit Association before they would approve any plan.

Pat McNamar asked the board and the homeowners present and on the phone for their comments at this time. Several comments were made regarding displeasure with the "out" buildings as drawn. McNamar stated that the board should consider soliciting comments from the entire membership, due to the size of the proposed structure.

Reed Meredith pointed out that the board should consider additional review fees for a structure of this size, as the association architect will spend significant time in his review. The board indicated that they were inclined to treat the submittal as coming from 3 lots, making the application fee \$2,100.00 and the performance deposit \$9,000.00. The board made it clear that all costs of the associations review would need to be covered by the proponent and that in the event of a greater expenditure, additional fees would be charged to the owner.

After considerable discussion, the board reached the following consensus:

1. The general design theme of the main home is within their definition of "Mountain Architecture"
2. The proponent should re-draw the architectural and elevations to eliminate the out buildings and to show dimensions and square footage and then re-submit to the association.
3. The board is not inclined to grant any variances in regard to setbacks, height, or square footage.
4. Once updated sketch plan is received, the board will review and send to the membership for their comment within 30 days.
5. After receiving feedback the board will report back to the proponent.
6. The next step would be preliminary plan review, which will necessitate the hiring of the association architect to provide an official review for compliance with the Summit Design Guidelines.

The board returned to the regular board meeting at this time.

There being no further business the meeting was adjourned.

Respectfully Submitted,

Approved By,

Reed J. Meredith, Recording Secretary

Pat McNamar, President, The Summit R.O.A.