

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
MEETING OF THE
BOARD OF DIRECTORS
DESIGN REVIEW
JUNE 8, 2016**

Board Members Present By Telephone: Pat McNamar
Craig Batchelor
Ian Fisher
Eduardo Martinez

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others Present: Deuce Wynnes, Builder for Gabriel Barbier
Kent Cowherd, Architect for The Summit HOA

Pat McNamar called the meeting to order at 1:05 with 4 of 5 board members present.

Summit Manager Reed Meredith began the meeting by asking that the members address the over riding issue in the current proposed design, the square footage of the home. Architect Kent Cowherd has calculated total square footage as 9,371 sq. ft., and the proponent has listed square footage as 6,800. The Town of Mt Crested Butte will only allow 6,800 sq. ft. on lots 14-15. The discrepancy comes from areas that are listed as mechanical rooms, laundry rooms, wine cellar, and "uninhabitable". The proponent could increase the allowable square footage to a maximum of 8,500 sq. feet if they chose to vacate the lot line between lots 15 and 16.

Kent Cowherd reported that he had spoken to the Town of Mt CB Planning department and they are considering some of these spaces as non-inhabitable, but not all. Their calculation still totals well over 6,800sq ft.

Deuce Wynnes indicated that he had also spoken to the town and that the current design is approximately 1,700 sq. feet above the town's allowable limit.

The Town codes allows for a home square footage to be 25% of the lot size, and exempts the first 600 sq. feet of garage space.

Deuce Wynnes indicated that the proponent will either have to reduce the size of the house or vacate the lot line

Kent Cowherd began a discussion of the 16 issues noted in his report. Specifically the non-compliant roof pitch (5/12), need for a drainage plan, lack of adequate parking spaces, massing of support posts, and non-compliant window glazing.

Deuce Wynnes responded that he felt that here were 4 parking spaces in the current plan, and that he had spoken to Carlos Velado at the Town and was re-working the plan to include a hammer turn around which would add 2 more. The Town requires that cars not be forced to back onto the street.

Kent Cowherd noted that snow storage could also be an issue with the current parking plan.

Ian Fisher commented that he really liked the plan and that he was familiar with Mr. Barbier and the other projects that he has built in other towns, noting that all were top notch projects. He was in favor of granting variances, but noted that the Summit has no control over the square footage restriction of the town.

Craig Batchelor noted that he was concerned with making variance exceptions without concrete reasoning for doing so as this could make precedents for the future.

Reed Meredith cautioned the board that they are elected by the membership to enforce the design guidelines and that any changes should be considered only as a variance request.

Kent Cowherd noted that the board should provide concrete reasons as to why they would approve any variance.

Pat McNamar stated that he was concerned with maintaining the skier access to the Summit and that the board might look favorably on variance requests if a dedicated skier easement could be secured.

Deuce Wynnes stated that Mr. Barbier did not like 8x12 posts and preferred smaller supports, adding that it was a Swiss style architecture.

Eduardo Martinez stated that he generally liked the design but also noted that skier access was an important item to the Summit owners.

Pat McNamar noted that the window glazing far exceeded the Summit Guidelines and that the proponent should do whatever possible to reduce the glazing to as close to the 30sqft requirement as possible.

Craig Batchelor stated that he was less concerned with roof pitch and more concerned with parking. There cannot be parking on Summit Road. He also asked what the distance was from the proposed house to the lot 13-14 lot line.

Deuce Wynnes responded 27.5 feet.

Discussion ensued regarding the total square footage of the proposed home, and the need for clarification from the town as to what they consider to be the size of the home and what they will allow. General consensus was that, except for the total size/square footage, the overall plan as presented was acceptable but that some additional variances would be required.

After discussion, the following motion was made and seconded:

MOTION: To disapprove the current preliminary plan for the home on lot 14-15 as presented at this time, primarily due to the fact that it exceeds the total square footage as allowed by the Town Code of Mt Crested Butte. Secondly, there are several items noted in Kent Cowherd's report, which are non-compliant with The Summit Design Guidelines. The proponent should first obtain a determination from the Town on the total allowable square footage, re-design to meet this requirement, and then re-submit a new plan for Preliminary Plan review with a specific requests for any other variances that would be required to meet The Summit Design Guidelines.

Vote: unanimous Approval.

Deuce Wynnes indicated that he understood the direction and stated that he hoped to be back with a new preliminary plan within 2 weeks.

The board noted that the size of this project was requiring more review time than usual from the association architect, and indicated that the association has only collected a review fee for one of the lots. If this initial application fee is depleted, the association may require an additional fee to cover these architectural costs.

The date of the next board meeting was set as July 20, 2016 at 9am MDST.

There being no further business, the meeting was adjourned at 2:15pm.

Respectfully Submitted,

Accepted By,

Reed Meredith, Recording Secretary

Pat McNamar, President The Summit Owners Association Board of Directors