

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION**  
**MEETING OF THE**  
**BOARD OF DIRECTORS**  
**July 20, 2016**  
**9:00am MDST**

Board Members Present: Pat McNamar  
Craig Batchelor

Board Members present by Telephone: Eduardo Martinez  
Don Baker

Owners present : Bruce & Bridget StJohn  
Keith Gamble

Others present: Craig McManus, owners representative  
Kent Cowherd, Architect  
Jody Reeser, Architect  
Paul Wynnes, builder  
Bertrand Vauden - Chalissima architect

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.

Proof of Meeting Notice was submitted as June 16, 2016, 35 days prior to the meeting.

The following motion was made and seconded:

MOTION: To approve the minutes of the Summit meeting held January 28, 2015 as submitted.

Vote: Unanimous Approval

Reed Meredith presented the Managers Report at this time. Last fall, the town of Mt Crested Butte broke one of the Summit irrigation lines, which were incorrectly placed in the town right of way and only buried several inches deep. Rocky Mountain Trees completed a repair/replacement of the irrigation line this spring at a cost of \$3,600. Other maintenance items included annual spraying of the noxious weeds throughout the Summit roadways and entrance area. JDOT Weed control reports that the annual program has been highly successful at eliminating the noxious weeds as required by the town.

The following motion was made and seconded:

MOTION: To Approve the June 30, 2016 financial statements as presented.

Vote: Unanimous Approval

**Design Reviews:**

**Lot 3 Sketch Plan:** Architect Kent Cowherd presented a sketch plan for a home on lot 3, on behalf of owner Keith Gamble. The home will be approximately 4,000 square feet. Kent indicated that further design work will break up roofline so that it steps down the topography. Discussion ensued regarding the need to maintain the skier access easements that exist between lots 3 and 4 (20') and the one between lots 4 and 5 (10'). The board discussed the fact that as Kent Cowherd is the DRG architect for the Summit, that an alternate architect would need to be used to review his plan on behalf of the board

The following motion was made and seconded:

MOTION: To approve the proposed sketch plan for lot 3, and allow the proponent to proceed to preliminary plan submittal.

Vote: Unanimous Approval.

**Lot 28 Preliminary:** Architect Jody Reeser presented a preliminary plan for a home on lot 28. Architect Kent Cowherd presented his review report and noted that the proposed plan meets all criteria of the Summit Design Guidelines. Reeser indicated that the final design would have a large 4' entry door instead of the shown double doors and that several sections of siding would change to vertical siding rather than the shown horizontal. The board asked if the proponent would consider using a larger 2x freeze board layer.

The following motion was made and seconded:

MOTION: To approve the Preliminary Plan submittal for lot 28, and allow the proponent to proceed to a final plan submittal.

Vote: Unanimous Approval.

**Lot 14-15 Preliminary:**

Architect advisor Kent Cowherd presented his preliminary plan review report. Several items of the plan will require variances from the Summit Design Guidelines, particularly the roof pitch which is shown as a 5/12 roof pitch, and the amount of glazing ( size of windows). Kent also noted that the preliminary submittal is not complete, that more detail needs to be provided including completion of the application by the proponent, more topographical detail and a drainage plan, and a staging plan. Kent also stated concern that the illustrated parking of 2 parking spaces is not sufficient for a home that has 9 bedrooms.

Representative and builder Paul "Deuce" Wynnes indicated that the proponent would provide any additional information that the board requested.

Eduardo Martinez noted that the application did not include any formal request for consideration of variances for the non-compliant items.

The Design Guidelines state that "it shall be the duty of the applicant to request a variance – where design does not meet the requirements."

Considerable discussion took place regarding the roof pitch and the need for a variance from the guidelines. Without a definitive reason for granting such a variance, the association would be setting precedence for future homeowners to request the same variance for roof pitch. Without a concrete reason, such as showing a hardship to the property, or some type of positive gain to the association, it would be impossible to deny future such requests.

Pat McNamar began a discussion concerning maintaining skier access to the subdivision. McNamar reiterated that this was discussed at the previous meeting and that the association has spent significant monies and time over the years to ensure that all lots have skier access. Of particular concern in the plan for lots 14-15, is the access that runs in from lot 16. There would be a hardship to the entire Summit if it would lose skier access.

Deuce Wynnes stated that he believed that it was the owner's intent to possibly build on lot 16 in the future and that the owner was opposed to skier access.

Board member Don Baker stated that he was not in favor of granting a variance unless something could be worked out with skier access. Baker then left the meeting call at 10am.

Eduardo Martinez noted that the board has a fiduciary responsibility to protect the skier access to lots that are not built upon yet

The board asked Wynnes to ascertain whether the owner of lots 14-15-16 would be willing to grant a permanent skier access across a portion of lot 16. There was also discussion between the board and the Chaliysma architect that the current access could be moved to a different location on the lot as long as it was skiable. Wynnes will contact the owner and report back to the board.

The board directed that the proponent should:

1. fill out entire Summit application
2. Note the items requiring variance from the Summit Design Guidelines and make a specific request for variance.
  - a. Roof Pitch
  - b. Glazing
3. Consider rectifying the issues of
  - a. Lack of Parking
  - b. Massing of Timbers

After discussion, the following motion was made and seconded:

MOTION: to continue the preliminary plan review of lots 14-15 until a complete application, including all items required by the DRG, containing specific variance requests, and information regarding skier access are received.

Vote: Unanimous Approval.

Manager Reed Meredith noted that the association had already incurred expenses of \$700 for the design review of the associations' architect Kent Cowherd. The board has previously discussed the need to invoice design review fees and cleanup fees on a per lot basis.

The following motion was made and seconded:

MOTION: to invoice design review fees totaling \$1,400 (2 lots) at this time and prior to further review, and \$6,000 for cleanup deposit after such time as a final plan would be approved.

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 10:50am.

Respectfully Submitted,

Accepted By,

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Reed Meredith, Recording Secretary

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Pat McNamar, President The Summit Owners Association Board of Directors