

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION**  
**MEETING OF THE**  
**BOARD OF DIRECTORS**  
**July 19, 2017**  
**9:00am MDST**

Board Members Present: Pat McNamar  
Craig Batchelor  
Bruce Fauser

Board Members present by Telephone: Eduardo Martinez  
Don Baker

Owners present by phone : Sandy Funk  
Peter Esselstyn

Others present: Craig McManus, owner's representative  
Priscilla Palhava, Interior Designer Lot 28

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 19, 2017, 31 days prior to the meeting.

The following motion was made and seconded:

MOTION: To approve the minutes of the Summit Board meeting held June 1, 2017 as submitted.

Vote: Unanimous Approval

Reed Meredith presented the Managers Report at this time. The entry monument sign was damaged during the past winter, probably due to a skier/snowboarder attempting to ski over the rock monument. The light fixtures have been broken off and a portion of the sign that stated "at Mt Crested Butte" was broken in half. Evergreen has remove the broken parts. Estimate to repair / replace the light fixtures is approximately \$500. Discussion ensued concerning whether the "at Mt Crested Butte "portion should be replaced. The Board directed that the light be repaired/replaced but that the additional signage was not necessary.

Meredith also reported that Rocky Mountain Trees had found that the irrigation curb stop had been damaged, presumably by a snow plow, and that they could therefore not turn on the irrigation system which water the entry trees and flower bed. Meredith reported that he did not have a firm estimate for this repair, but that it would require digging 12' down to the curb stop and moving the connection out of the town right of way. He estimated that cost would likely be in the \$5,000 range. Discussion ensued after which the board directed that Evergreen obtain a concrete estimate and report back.

Board member Eduardo Martinez joined the call at this time.

The June 30, 2017 financial statements were presented at this time. The Balance Sheet shows Total Assets of \$147,872.43 and total Liabilities of \$14,581.58. The Fund Balance was \$133,290.85 at 6/30/17. The Profit & Loss Statement shows that the association completed the first 6 months of the fiscal year favorable to budget by \$4,583.70. Savings in the areas of Ski Access Grooming (\$4,000) helped negate an over expenditure in Legal Fees (\$1,114). Meredith noted that the extra legal fees were due to the work surrounding the Lot 16 skier access path negotiations.

The following motion was made and seconded:

MOTION: To Approve the June 30, 2017 financial statements as presented.

Vote: Unanimous Approval

Reed Meredith noted that the fees for ski access grooming are expected to increase next ski season due to the revised agreement with CBMR. The new agreement calls for fees of \$150/hour, at an estimated time of 30 minutes per grooming pass. Meredith noted that the 2018 budget would need to reflect this increase.

Interior Designer Priscilla Palhava presented proposed changes to the home being built on Lot 28 for FHP. Priscilla presented 2 modifications to the previously approved plan which was designed by architect Jody Reeser. The changes include the addition of 2 3'x3' windows on the top floor of the SW elevation and the addition of a 6 step stairway on the NW side off of the second floor deck.

The board asked if the additional windows were within the maximum glazing requirement designated by the Summit Design Guidelines. Palhava was uncertain of the requirement and was directed to review the Summit Design Guidelines available on the Summit Association website. Considerable discussion took place.

The following motion was made and seconded

MOTION: To approve the addition of 2 – 3'x3' windows on the top floor of the SW elevation and the addition of 6 – 42" wide stairs from the second floor deck to finished grade on the NW side of the house. These are approved conditionally, and are not final until the association has verified that the maximum glazing percentage is not exceeded and that the side setback are maintained.

Vote: Unanimous Approval.

Reed Meredith informed the board that he would contact Summit architect advisor Kent Cowherd for an opinion on these two changes. He also noted that there would be additional fees incurred for the design review, which would be deducted from the currently held clean up deposit for lot 28. Priscilla Palhava was instructed to inform her clients that they would be responsible for these charges,

Pat McNamar began a discussion concerning amendment to the Summit Design Guidelines to limit the allowable building size of homes built on multiple lots. The current guidelines allow the building footprint to be 25% of the lot size for single story and 15% for multiple stories. In light of a recent plan review in which the guidelines allowed for a home on 2 combined lots, the board would like to revise the guidelines for future projects. Considerable discussion took place.

The following motion was made and seconded:

MOTION: From this day forward, to amend the Summit Design Guidelines concerning Building Size/Footprint to include: "In the case of a structure proposed to be built on multiple lots which have been combined into one lot, the size of the allowable structure on combined lots shall be limited to the maximum size that would have been allowable on any single original lot, prior to lot line vacation. The larger of the two lots may be used for this calculation".

Vote: Unanimous Approval.

The board indicated that attorney Jon Schumacher should review the previous motion and advise if changes need to be made.

Discussion ensued regarding the approved home design for Lot 3. Reed Meredith stated that the lot owner had recently indicated that He did not plan to build the approved design due to cost, and that he might be interested in selling the lot to the association for use as a skier easement. Discussion ensued.

The board directed that attorney Schumacher should be contacted to determine if the association could convert a lot to common space in order to avoid property taxes.

Owner Comments were heard at this time.

Craig McManus stated that his clients approved of the action taken by the board to reduce the allowable square footage of homes built on multiple lots. He also stated that his clients were in favor of replacing the irrigation curb stop in order to keep the entry flowers and trees looking good.

Craig Batchelor began a discussion of controlling the amount of VRBO rentals in the sub division. He noted that the increased traffic, parking, and noise of continuous short -term rentals was detrimental to the owners enjoyment of their homes. The board members indicated that perhaps limiting the rentals to 2 week minimum stays would reduce the problems associated with continuous turnover of gusts. The current Covenants allow for rental to ONE family, but this is hard to control. The board directed that attorney Jon Schumacher should be contacted to define what vote action would be needed from the Summit owners to affect a change to the short term rental restraints. The board asked that this item be placed on the agenda for the annual owners meeting in January.

The next board and owners meeting is scheduled for January 22, 2018 at 3pm MST.

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