

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
HEARING OF THE
Architectural Control Committee
November 27, 2019**

Board Members Present by Telephone: Pat McNamar
Bruce Fauser
Craig Batchelor
Peter Esselstyn

Management Company Present: Reed Meredith, Evergreen Management Inc.

Board president Pat McNamar called the meeting to order at 1:01pm. A quorum was established with 4 members in attendance by phone.

The following motion was made and seconded:

MOTION: to waive the meeting notice requirement as a quorum of board members was present.

Vote: Unanimous Approval.

Purpose of the meeting is to perform a review of the architectural changes requested by the owners of lot 14-15 for the home under construction.

Per the request and plan submitted by Ashraf Shokry, the requested changes include:

1. Additional Chimney penetration
2. Enhanced snow storage area in the driveway, installing cobblestone pavers
3. Modification of driveway by adding stone steps leading to the main door.

Discussion began concerning the chimney, which has clearly already been constructed, prior to any approval by the ACC. The proponent has indicated that they received approval from the town of Mt Crested Butte.

Craig Batchelor asked about the different spindles / ballistors that have been installed on the exterior deck railings as "samples". Batchelor indicated that the excavation for the extended snow storage area appears to already have taken place.

Reed Meredith informed the board that he had been in contact with builder Deuce Wynnes regarding the railing "samples" that have been installed on the home, that are different than what has been approved. Wynnes indicated that they were not proposing any change to the railings, from the approved plan, at this time.

The board attempted to ascertain the exact size of the extended snow storage area. The original plans show a hammer sack turn around area with a non-surfaced area of 578 sqft marked as "snow Storage". The plans seem to indicate that this is the area that the proponent desires to surface with pavers. The provided plans are not to scale, so exact dimensions of this area could not be determined.

Other questions from the board included: 1) will this area exit directly onto Summit Road, and 2) can additional landscaping , berms, be installed to shield the direct view of this parking area, much like the Burke home on lot 39.

Reed Meredith noted that the original approved plans for Challisma depict a 3' high retaining wall of some 25' directly below the "turn around area" and parallel to Summit road. Discussion ensued about requesting that additional landscaping be installed adjacent to this wall to help shield the parking area.

Discussion continued that the application for amendments to the approved plan did not include the required \$300 review fee.

After discussion, the following motion was made and seconded:

MOTION: Prior to ACC acceptance, the board requires that 1) exact dimensions of the “enhanced snow storage area” be provided. 2) drawing depicting the enhanced snow storage area and steps 3) receipt of the required application fee of \$300.

Vote: unanimous Approval.

Discussion of material storage on adjacent lots then ensued. The Board members indicated that the Summit Bylaws have been amended to require that any materials storage agreements be submitted to the association.

Discussion began regarding the recent sale of the home on lot 37, owned by board member Eduardo Martinez. With the sale of his home, Martinez has resigned from the board. Reed Meredith explained that the board can either assign a Summit member to fulfill the remainder of the Martinez term (2021) or wait until the annual meeting for an election by the owners. The board discussed possible candidates to fill the position.

There being no further business the meeting was adjourned at 2:00pm

Reed Meredith, Recorder

Pat McNamar, ACC Board President