

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
Board of Director's Meeting
January 21, 2020
Immediately Following the Owners Meeting

Management Company

Present: Reed Meredith, Evergreen Management Inc.

Board Present: Pat McNamar
Bruce Fauser
Peter Esselstyn

Board
Present By Telephone:

Others Present: Grayson & Pat Connor
Kinga Fauser
Pamela Esselstyn
Craig McManus

Association president Pat McNamar called the meeting to order at 3:45pm with 3 of 5 board members present.

The following motion was made and seconded:

MOTION: To approve the previous Board meeting minutes of July 10, 2019 and November 29, 2019

Vote: Unanimous Approval.

Discussion ensued regarding the letter previously sent to the principals of the Barbier Mueller project on lots 14-15, in response to their request for variances. The Board has responded that the variances are not approved due to the fact that additional information was requested and the application fee of \$300 has not been received. Reed Meredith reported that no response from the owner, architect, or builder has been received.

The board will contact attorney Jon Schumacher to draft another letter regarding this issue.

Pat McNamar began a discussion of the possible Bylaws changes. The board agreed that they should review the amendments and contact attorney Jon Schumacher for counsel on this issue.

Discussion began regarding the board's previous discussion regarding incorporating language in the Design Guidelines which addresses storage of building materials on adjacent lots. The board would like to include "storage on lots, not approved in the final plan, require prior board approval. In addition, only materials may be staged on other lots, no equipment storage is permitted". Pat McNamar will bring this up with attorney Schumacher.

Bruce Fauser began a discussion of the Nevada Ridge project and if the association could prevent a lot owner from selling a lot to allow extension of the Summit roads into the Nevada Ridge property. Pat McNamar noted that Nevada Ridge had requested that the roads be extended many years ago, and that the request was ultimately denied. Fauser would like to make certain that the association could deny any such request, and that a single family lot could not be utilized as a parking lot.

Pat McNamar and Reed Meredith will conference call attorney Jon Schumacher to discuss the issues brought up in the homeowner and board meetings.

Election of Officers:

After Discussion, the following motion was made and seconded:

MOTION: To elect officers for 2020 as: President – Pat McNamar, Vice President – Peter Esselstyn, Treasurer – Craig Batchelor.

Vote: Unanimous Approval.

Reed Meredith of Evergreen Management presented the proposed 2020 Budget at this time. As proposed, the budget sets operating costs essentially flat with the 2019 figures at \$30,939.76 The budget maintains annual dues at their current level of \$700/lot/year. The Capital Budget proposes \$500 for the completion of the project to relocate the irrigation controls, specifically the installation of a polyethylene box to cover the plumbing.

The following motion was made and seconded:

MOTION: To approve the December 31, 2019 fiscal year –end financials as presented.

Vote: Unanimous Approval.

After discussion, the following motion was made and seconded:

MOTION: To approve the proposed 2020 Budget as presented and to invoice association dues at \$700/lot for 2020.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: The Board ratifies the actions taken by Evergreen Management in the past year on the association's behalf.

Vote: Unanimous Approval.

The date of the next regularly scheduled board of directors meeting was set as July 14, 2020 at 9am MDST

With no further business, the meeting was adjourned at 4:20pm.

Respectfully Submitted:

Approved By;

Reed Meredith, Recording Secretary

Pat McNamar, Association President