

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION**  
**SPECIAL Board of Director's Meeting**  
**October 12,2020**  
**1:00pm MDST**

Board Present On-Site: Craig Batchelor  
Peter Esselstyn

Board Present By Phone Todd Wiseman  
Bruce Fauser

Others Present: Deuce Wynnes, Contractor

Management Company Present: Reed Meredith, Evergreen Management Inc.  
William Laird, Mountain Home Management Inc

The meeting was called to order at 1:05 pm with 2 members on site at the Swiss Chalet home in the Summit and 2 members attending via teleconference.

The following motion was made and seconded:

MOTION: To approve the agenda item of discussing non-conforming issues surrounding the Swiss Chalet construction and to waive the notice requirement as all current board members are present.

Vote: Unanimous Approval.

Discussion began regarding the replacement of board member Pat McNamar, who resigned last month due to the sale of his home at the Summit.

The following motion was made and seconded:

MOTION: To appoint Summit Owner Paul Peebles to fulfill the remainder of Pat McNamar's board term which is set to expire January of 2021.

Vote: Unanimous Approval.

Discussion ensued regarding the condenser fans installed on the North end of the Swiss Chalet. The board had intended to observe the noise level emitted from the fans. Unfortunately, the fans were recently disconnected from electric power and this was not possible.

Contractor Deuce Wynnes stated that he had previously run the fans and measured the decibel level from the adjacent property line. He stated that the observed decibel level was that of the published specifications for the fans, but an exact decibel level could not be recalled. He also stated that he could only run the fans for 2 minutes due to the system not being completely installed, that it would freeze.

Peter Esselstyn stated that the board's direction at the August on site meeting was that the condenser fans needed to be moved regardless of the noise level and that Ash Shokry had agreed to move the condensers, but was concerned that even after moving the fans the board would deem them too loud. He wanted to ensure that they would not have to be moved twice. At that time, the group planned to reconvene the last week of August to hear the fans in operation prior to Mr. Shokry's departure from Crested Butte. Unfortunately, the fans were not energized in time to accomplish this prior to Shokry's departure. The board sent an email to Shokry, Wynnes, and Barbier on September 14<sup>th</sup> indicated that relocation of the fans was mandatory regardless of noise level. Craig Batchelor stated that listening to the fans was really a moot point as the board had already required that they be relocated regardless of noise level, due to visual and noise impacts.

The board informed Deuce that the fans would have to be relocated per their previous decision and to communicate this information to Ash Shokry.

Deuce Wynnes left the meeting at this time.

The board continued discussion and directed Evergreen Management to re-send all board members a copy of the Sept 14<sup>th</sup> email that was previously delivered to Shokry, Wynnes, and Barbier for their review. The board will write another email re-stating the requirement that the condenser fans be relocated.

With the departure of Board member McNamar, the office of President of the board was vacated. After discussion, the following motion was made and seconded:

MOTION: To elect Peter Esselstyn as President of the Board of Director's

Vote: Unanimous Approval.

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

Respectfully Submitted:

Approved By;

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Reed Meredith, Recording Secretary

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Peter Esselstyn, Association President