

THE SUMMIT RESIDENTIAL OWNERS' ASSOCIATION  
SPECIAL MEETING MINUTES OF THE  
BOARD OF DIRECTORS  
ZOOM  
JUNE 30, 2021  
9:00 AM MDT

Board Directors Present: Bruce Fauser  
Craig Batchelor  
Peter Esselstyn  
Paul Peebles

Management Company Present: Annalise Smith, Mountain Home Management

President Peter Esselstyn called the meeting to order at 9:00 AM with 4 of 5 board members present.

**New Business:**

**Hilpert Preliminary Review**

The board discussed the submitted drawings and agreed the house would fit in with the style of the Summit neighborhood, but Esselstyn raised concerns about the location of the air conditioning and boiler vents that appeared to be venting towards the adjacent lot's deck and hot tub area. The board agreed to ask the Hilpert's to relocate the condenser and boiler vents to the North side of the house and to see a sample of the copper pip railing that would be used for the deck.

The board discussed the parking and use of the driveway. Esselstyn stated Schumacher sent him the easement documents and there seem to be a few issues. The easement that's shown on the Gunnison County Records is smaller and does not extend as far over as what is shown on the plans. Esselstyn stated this may be an issue between the Hilpert's and Moresteads. The plans also show a gravel parking space at the edge of the pavement and the board does not know if this is allowed. The board suggested these plans may need to go to the architect.

The following motion was made by Peter Esselstyn:

**MOTION:** To reject the plans until the driveway, parking area and A/C venting issues are addressed

**SECOND:** Craig Batchelor

**VOTE:** Unanimous Approval

The board agreed the look and the feel of the house is acceptable, but the location of the house may need to be changed. The board stated they would be interested to see if the town would approve the parking areas.

**Unfinished Business:**

**Homeowner Response to Relocation of GCEA Transformer**

Smith relayed Jack's response to the board. Esselstyn and Batchelor stated they will meet with the owner on site.

**Swiss Chalet**

Batchelor stated there have consistently been 17-20 trucks on site by 7 A.M. Batchelor commended Barbier-Mueller on the landscaping between the houses. Batchelor explained the condensers are regularly powering up, running, and then powering down throughout the day. The board discussed management enforcing the rules of an 8 AM construction start time. The board discussed their frustration with MHM. Smith apologized to the board for not having dealt with the issue. Peebles stated there are no penalties for breaking guidelines and maybe the board should consider adding fine amount. The board expressed their dissatisfaction with Billy in his communication with Jason Kidd, the Hilpert's GC and agreed to meet with Billy in person to discuss boundaries and expectations.

The board asked to get clarification from Schumacher about the amendments to the bylaws. Bruce Fauser asked if the board should have a meeting with the Town of Mt. Crested Butte to walk through all the deviations of the Swiss project. Batchelor explained he didn't believe it was necessary as it appears the town is already side stepping the deviations that go against the guidelines. Batchelor asked to set time limit expectations for future meetings.

The following motion was made by Peter Esselstyn:

**MOTION:** To adjourn the meeting

**SECOND:** Craig Batchelor

**VOTE:** Unanimous Approval

There being no further business, the meeting was adjourned at 10:03 AM.

Respectfully Submitted:

Approved By:

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Annalise Smith, Recording Secretary

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Peter Esselstyn, Association President