

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION  
ANNUAL OWNER'S MEETING**

**August 17, 2012  
9:00 am MDST**

Owners Present: Robert Takacs  
Paul Essex  
John & Joann Hare  
Clay Hicks

Owners Represented  
By Proxy: Dark Horse Properties (proxy Takacs)  
Bruce Wilkinson (proxy Takacs)  
Steve Murray (proxy Takacs)  
Grand Tia Ltd (proxy Takacs)  
Adam Groudan (proxy Takacs)  
Bailey Family Trust (proxy Takacs)  
Sanders Hickey (proxy Takacs)  
John Bailey (proxy Takacs)  
Bailey Properties (proxy Takacs)  
Anthony Sementelli (proxy Takacs)  
Robert Kirk (proxy Takacs)  
John Dalton (proxy Takacs)  
Mike Kube (proxy Takacs)

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:00am. A quorum was established with 17 of 26 lots represented.

Reed Meredith informed those present that association president Mike Kube, had planned to attend the meeting but had to leave town unexpectedly. Before leaving, Kube had assigned all of his proxies to board member Robert Takacs.

The following motion was made and seconded:

**MOTION:** To approve the minutes of the annual owners meeting held August 16, 2011 .

Vote: Unanimous Approval

Reed Meredith presented the following manager's report on behalf of Evergreen Management

❖ **Entry Feature landscaping:** The entry "garden" area adjacent to the Overlook sign was re-landscaped this spring to remove weeds, trim overgrown bushes, and remove debris left by the town's snowplows. New cedar mulch was then installed and the rock border re-established to improve the appearance of this area. We are obtaining an estimate from Rocky Mountain Trees to remove the unsightly overgrown elder bushes from the entry and replace with several small evergreen trees.

❖ **Noxious Weed Spraying:** J Barry of JDOT was contracted to spray for noxious weeds along the roadways in order to comply with the Town of Mt Crested Buttes noxious weed enforcement. In our 3<sup>rd</sup> year of weed management, the annual spraying has really reduced the noxious weed growth within the development.

The July 31st Balance Sheet shows total Assets of \$13,326.86, and Total Liabilities of \$27.51. The July 31st Income Statement Compared to Budget shows that the total Expenses of the association for the first 7 months of the fiscal year, were favorable to budget by \$1,280.20. The Net Current year Income for the period ended July 31, 2012 was -\$4,844.78, which was \$767.23 favorable to budget. We expect that these savings will continue throughout the remainder of 2012 and that the association will complete the fiscal year ahead of budget.

Meredith presented a proposal from Rocky Mountain Trees to remove the unsightly bushes at the Overlook entry sign and install 2 Aspen Trees and 3 Elder Shrubs for \$1,357.56. The owners present were in favor of pursuing a "sprucing up" of the entry area, however, they would prefer evergreen trees that could be decorated during the winter holidays. Due to the fact that there is no irrigation at the site, planting new vegetation may be limited. Evergreen Management will meet with Rocky Mountain Trees to see what is feasible.

**Election of Director:**

The following motion was made and seconded:

**MOTION:** To elect Robert Takacs to a 3 – year term on the Overlook Board of Director's.

Vote: Unanimous Approval

Discussion ensued regarding the sighting of a bear in the Overlook subdivision. Robert Takacs asked at what point the DOW would consider trapping the bear. Meredith stated that any bear intrusion should be reported to the Mt Crested Butte police department, and that they would determine what measures to be taken with the DOW. There is a new pepper spray barrel that the DOW has installed in several areas to discourage bears from returning to homes.

Discussion ensued regarding the ability of the owners association to encourage owners to maintain their property, particularly in regard to painting of siding. The board of directors will look into the Bylaws and see what authority these documents allow.

Discussion ensued regarding rental of homes in the subdivision, particularly in regard to noise generated by motorcycles. Reed Meredith responded that the association declarations do contain a paragraph regarding Nuisance, Section 3.26. ..."No noise or other nuisance shall be permitted to exist or operate within the sub division so as to be detrimental to any part of the sub division or offensive to its occupants." Meredith noted that any noise complaint should be reported to the Mt Crested Butte police department. While the Declarations do contain some rules and regulations, they are silent as to the exact enforcement mechanism. The Overlook Board of Directors has the authority to amend the Rules and Regulations to include fines for infraction.

The following motion was made and seconded:

**MOTION:** To accept the July 31, 2012 financial statements as presented.

Vote: Unanimous Approval

The following motion was made and seconded:

**MOTION:** To ratify the actions of the Overlook Board of Directors during the past year.

Vote: Unanimous Approval

The owners discussed the possibility of moving the annual meeting up a few weeks. Those in attendance indicated that the Friday before arts fair weekend, August 2, 2013 would be preferable.

There being no further business the meeting was adjourned at 10:20am.

Respectfully Submitted:

Approved by:

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Reed J. Meredith, Recording Secretary      Date

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Robert Takacs, BOD      Date