

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

**August 26, 2014
9:00 am MDST**

Owners Present:

Robert Takacs
John Hare

Owners Present by Telephone: Bruce Wilkinson

Owners Represented

By Proxy:

Bruce Wilkinson (proxy Board of Directors)
Bailey Family Trust (proxy Board of Directors)
Sanders Hickey (proxy Board of Directors)
John Bailey (proxy Board of Directors)
Grand Tia Ltd (proxy Board of Directors)
John Dalton (proxy Board of Directors)
Oscar (proxy Board of Directors)
R.Probilla (proxy Board of Directors)
Clay Hicks (proxy Board of Directors)
L.Probilla (proxy Board of Directors)
Wagner (proxy Board of Directors)

Management Company
Present:

Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 11:00am. 38% or 10 are required for a quorum, A quorum was established with 15 of 26 lots represented.

The following motion was made and seconded:

MOTION: To approve the minutes of the annual owners meeting held August 16,2013 .

Vote: Unanimous Approval

Reed Meredith of Evergreen Management Inc. made the following report as managing agent:

MAINTENANCE REPORT

- ❖ **Noxious Weed Spraying:** Brian Ash 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 5th year of weed management, the annual spraying has really greatly reduced the noxious weed growth within the sub division.
- ❖ **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.
- ❖ **Entry Lighting:** The entry lighting has been damaged by repeated snow plows and has deteriorated from normal wear and tear. Evergreen suggests replacement of the low voltage lighting system with a new system designed to be installed from the top of the entry sign, so that it will not become buried in snow.

FINANCIAL REPORT

The July 31st Balance Sheet shows total Cash of \$16,913.04 and Total Assets of \$17,967.10. Total Liabilities are \$820.94. The accounts receivable report shows that 5 lots are delinquent in dues payments at this time. Meredith noted that a number of emailed bills were returned due to bad email addresses. Evergreen will send paper bills to these owners and request that a current email address be provided.

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 \$716.31. The Year To Date Net Income is \$216.89 ahead of budget. We expect that these savings will continue throughout the remainder of 2013 and that the association will complete the fiscal year within budget.

Meredith then informed the group of the Overlook Board's review and approval of a modified "guard rail", made of wooden posts and cable, on the driveway edge of Lot B. The board approved the design after the adjacent lot owner (lotC) reviewed and approved of the design. The driveway has been paved at this time and construction of the guard rail will take place in the coming weeks.

