

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

August 20, 2015

9:00 am MDST

Owners Present:

Robert Takacs
John Hare
Bruce Wilkinson
Sanders Hickey

Owners Present by Telephone:

Owners Represented

By Proxy:

Bailey Family Trust (proxy Board of Directors)
Bailey CB Properties (proxy Board of Directors)
Grand Tia Ltd (proxy Board of Directors)
John Dalton (proxy Wilkinson)
Severy (proxy Board of Directors)
Clay Hicks (proxy Board of Directors)
Wagner (proxy Board of Directors)

Management Company
Present:

Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:00am. 38% or 10 are required for a quorum, A quorum was established with 13 of 26 lots represented.

The following motion was made and seconded:

MOTION: To approve the minutes of the annual owners meeting held August 26, 2014 .

Vote: Unanimous Approval

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

- ❖ **Evergreen Management attains CAM (Community Association Manager) Licensing certificate.** The State of Colorado passed legislation the first of the year which requires that all homeowner's association's be managed by a licensed manager. A new state licensing certification was developed and required by the state. Reed Meredith of Evergreen Management Inc. has passed the national and state exams and attained the needed licensing.
- ❖ **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.
- ❖ **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 6th year of weed management, the annual spraying has really greatly reduced the noxious weed growth within the sub division.
- ❖ **Entry Lighting:** The entry lighting was replaced late last fall with a new low voltage system, which is mounted from above. This mounting allows for illumination during the winter months as it does not get buried in snow!

FINANCIAL REPORT

The July 31, 2015 Balance Sheet shows total Assets of \$19,149.56 and Liabilities of \$174.84. The Fund Balance at 7/31/15 was \$18,974.72. The Profit & Loss Statement shows that operating costs of the association are running favorable to budget by \$1,155.40. Savings in nearly every expense line item have attributed to this outcome. Meredith noted that 9 lot owners are currently delinquent in payment of the 2015 dues amount of \$375. Evergreen Management sent initial invoices by email, and second invoices by both email and mail. If payments remain delinquent, certified letters will be sent, and ultimately liens could be placed on lots for non-payments.

ELECTION OF DIRECTORS

Two board positions are up for election. Clay Hicks has resigned his position, which expires 2017, and Robert Takacs term expires at this meeting.

Current Board member, Bruce Wilkinson, indicated that his term would expire in 2016 and that he would not stand for re-election, to allow new members to join the board.

