

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

**August 19, 2016  
9:00 am MDST**

Owners Present:

Robert Takacs  
John Hare  
Bruce Wilkinson  
Mark Wagner  
Joseph Foerch  
Johanne Hare

Owners Present by Telephone:

Others Present: Di Bridges

Owners Represented

By Proxy:

Bailey Family Trust (proxy Di Bridges)  
Bailey CB Properties (proxy Board of Directors)  
Grand Tia Ltd (proxy Board of Directors)  
John Dalton (proxy Board of Directors)  
Betty Severy (proxy Board of Directors)  
Clay Hicks (proxy Wilkinson)  
Sanders Hickey (proxy Wilkinson)

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 20, 2015 .

Vote: Unanimous Approval

Robert Takacs began a discussion of the Straw Bale house under construction on Hunter Hill Drive. He noted that there was a lot of debris around the house. Reed Meredith reported that he had spoken to town building inspector Carlos Velado regarding this. The home currently has a Temporary Certificate of Occupancy and will not receive a permanent CO, or refund of their cleanup deposit, until the debris is removed.

Discussion ensued regarding the new private driveway located across the entrance to the Overlook subdivision. This new "driveway" is a private road which serves the redesigned home.

Discussion took place regarding the property listed for sale that is downhill, off of Hunter Hill Rd, just prior to entry to Overlook. This is an old Jack Blanton property that was originally proposed as a multi family lot. However, access to the property proved too difficult and the development never progressed. The property is now listed for sale.

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

**MAINTENANCE:** JDOT has performed the annual spraying of the noxious weeds along the public roadways located within Overlook This is the 6<sup>th</sup> year that spraying has been done and it is really doing a good job of controlling the noxious weeds. The Overlook sign lighting was replaced last year and has performed much better than the previous installation. The new lighting is located above the sign and is therefore not in the path of the snowplow.

Johanne Hare indicated that John Hare wanted to ask about he condition of the roads, particularly Peakview Drive, within the Overlook. Reed Meredith reported that the roads are public roads that are maintained by the city of Mt Crested Butte. Several town roads were re-coated with a slurry sealcoat this summer, but the roads in the Overlook subdivision were not included. Meredith will contact the town to see when the Overlook roads might be scheduled for re-surfacing.

#### FINANCIAL REPORT

The July 31, 2016 Balance Sheet shows total Assets of \$21,013.12 and Liabilities of \$764.71. The Fund Balance at 7/31/16 was \$20,248.41. The Profit & Loss Statement shows that operating costs of the association are running favorable to budget by \$1,099,26. Savings in nearly every expense line item have attributed to this outcome. Meredith noted that all lot owners are current in payment of the 2016 dues amount of \$375.

ELECTION OF DIRECTORS

One board position is up for election as Bruce Wilkinson's term expires at this meeting. Bruce indicated that he would prefer to vacate his seat at this time.

Robert Takacs nominated Sanders Hickey to fill the position.

The following motion was made and seconded:

MOTION: To close nominations and elect Sanders Hickey by acclimation to a 3-year term on the Overlook Board of Directors.

Vote: Unanimous Approval.

NEW BUSINESS

Reed Meredith presented a written "Code of Ethics" for the Overlook Board members. The state of Colorado requires that all homeowners association's have a written Code of Ethics. This documents deals with the responsibilities of the board members, conflicts of interest, and requirements to maintain a seat on the Board.

After discussion, the following motion was made and seconded:

MOTION: To adopt the Overlook "Code of Ethics" document and require that all present and future board members execute the document.

Vote: Unanimous Approval .

Robert Takacs began a discussion of the Lot 20 building envelope. Reed Meredith noted that this issue would be voted on by the Overlook Board of Director's at the board meeting which follows. Meredith presented documentation on the history of this issue as follows: In 1998, the current home was proposed in its' current location on lot 20 (14 Peakview), which is outside of the originally platted building envelope. The builder, Ted Colvin, and the lot owner Jerry Faulkner approached the town at that time, asking for approval to build the home outside of the platted envelope. The issue was taken before the Mt Crested Butte Planning Commission, who ultimately approved a minor alteration/amendment to the Overlook PUD, which allowed movement of the envelope to accommodate the existing home. At the same time, the Overlook Board of Director's approved the same building envelope, as did the owners of the adjacent lots. Unfortunately, the building envelope approved in 1998 was never officially recorded by the town or by the homeowner. This was recently discovered when the current owner decided to list the home for sale. Meredith presented a new site plan drawn by architect Dan Murphy, which shows the existing home and the "proposed" building envelope. In addition, the prospective buyer of the home has indicated that he may approach the Overlook Board, and the town, in the future for approval to make an addition to the home. The new addition would also be within the re-drawn building envelope. Meredith noted that the issue before the Overlook Board today is only the possible approval of the re-drawn building envelope. Any future addition would have to go through the design review process for approval. Meredith also noted that the Mt CB Building department is in favor of rectifying this issue and approves of the re-drawn building envelope as it maintains all of the required setbacks. Discussion ensued. The board will discuss this issue further at the board meeting which follows.

Robert Takacs began a discussion of the possibility of approaching CBMR to see if they would groom / maintain a ski trail to access the Overlook subdivision. He indicated that the mountain has completed a new bike trail, which connects to the upper loop and could possibly be used to access Overlook in the winter. Reed Meredith noted that the Summit subdivision pays CBMR to groom several dedicated skier access trails that are on easements to their property. CBMR may be able to provide the same service to Overlook, however, the Happy Hour trail is probably not wide enough for a snow cat to groom. Several owners at the meeting indicated that they did not believe that they would utilize such a ski trail and that inclusion in the Overlook budget may not be appropriate.

The date of the next annual owners meeting was set as August 11, 2017.

There being no further business the meeting was adjourned at 9:30am.

Respectfully Submitted:

Approved by:

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Reed J. Meredith, Recording Secretary      Date

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Robert Takacs, BOD      Date