OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
ANNUAL OWNER'S MEETING
August 11, 2017
9:00 am MDST

Owners Present:

Robert Takacs
Sanders Hickey
Johanne Hare
JC & Gevie White
Anne Murray
Robin Oscar

Owners Represented By Proxy:

Bailey Family Trust (proxy Board)
Anthony Sementelli (Proxy Board)
Grand Tia Ltd (proxy Board of Directors)
Brad Swan (proxy Board of Directors)
Betty Severy (Proxy Board)
Dark Horse (proxy Board)

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:00am. 38% or 10 lots are required for a quorum, a quorum was established with 14 of 26 lots represented.

The following motion was made and seconded:
MOTION**:** To approve the minutes of the annual owners meeting held August 19, 2016 .
Vote: Unanimous Approval

Reed Meredith presented the manager's report at this time as follows:

JDOT: Annual spraying of the noxious weeds in the Overlook subdivision has taken place. Program is working well to contain the spread of daisies.

Skier Path: Reed Meredith met with CBMR Assistant Mountain Manager Mark Voegeli last fall to see if a skier access could be groomed into the Overlook subdivision along the Happy Hour trail. Voegeli determined that the access would not be "groomable" by snow cat and the request was dropped.

Entry Sign: The entry sign / monument stone pillars will need to be re-sealed this fall.

Financial Report:

The July 31, 2017 Balance Sheet shows total assets of $22,507.30 and total liabilities of $651.01. The combined fund Balance totaled $21,856.29 at 7/31,17. The Profit & Loss Statement shows that operating costs of the association are running favorable to budget by $1,019.37 as of 7/31/17. Savings in nearly every expense line item have attributed to this outcome.

ELECTION OF DIRECTORS
One board position is up for election as John Hare's term expires at this meeting. Johanne Hare stated that John would be happy to continue serving on the board. There were no other nominations.

The following motion was made and seconded:
MOTION: To close nominations and elect John Hare by acclimation to a 3-year term on the Overlook Board of Directors.
Vote: Unanimous Approval.

NEW BUSINESS

Reed Meredith began a discussion of the potential for combined lots at Overlook to build extremely large homes. The neighboring Summit Association has just approved a home of over 7,000 sq. feet which covers 2 lots. The Summit has since amended their Design Guidelines to limit the maximum size of a home which is built across 2 continuous lots to the largest home that could have been built on either of the single lots involved prior to lot combination. The homeowners present felt that this was prudent for the Overlook subdivision. The Board of Directors will address this issue in the board meeting which follows.

The following motion was made and seconded:
MOTION: The homeowners ratify and approve of the actions taken by the Overlook Board of Director's in the past year.
Vote: Unanimous Approval.

The date of the next annual owners meeting was set as August 10, 2018.

There being no further business the meeting was adjourned at 9:35am.

Respectfully Submitted: Approved by:

Reed J. Meredith, Recording Secretary Date

Robert Takacs, President Date