

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION  
ANNUAL OWNER'S MEETING  
August 9, 2019  
9:00 am MDST**

Owners Present:

Sanders Hickey  
Robert Valentine  
Steve Bolton  
John & Johanne Hare  
Bob Colvey

Owner Present by Phone

Robert Takacs

Owners Represented

By Proxy:

Robert Takacs (proxy Hickey)  
Mark Wagner ( proxy Board)  
Steve Murray (proxy Board)  
Dark Horse ( proxy Board)  
Bruce Wilkinson ( 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 13 of 26 lots represented.

The following motion was made and seconded:

MOTION: To approve the August 10, 2018 owners meeting minutes.

Vote: Unanimous Approval

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

**GENERAL REPORT**

New Teocalli Lift Installation: CBMR has removed the old Teocalli and Twister chairlifts earlier this spring. The Teocalli Lift will be replaced with a fixed grip quad chair and re-aligned so that the top of the lift is at the top of the Red Lady Chairlift. The Twister Lift will not be replaced.

Employee Housing Issue: The recent "success" of Vail Resorts has added to the sale of real estate in the area. Many homes and condominiums that were previously available as long-term rental housing for locals have now become second homes and VRBO's. You will notice almost every business in town has a "Help Wanted" sign in the window. The proposal to build affordable housing apartments in the Brush Creek area has hit multiple setbacks and objections by the surrounding neighborhoods.

Adaptive Sports Center Opens: The Crested Butte Adaptive Sports Center is complete and opened on July 2<sup>nd</sup>. The \$14M Kelsey Wright Building at the base of the slopes is a beautiful building that features long term ski lockers for rent, housing for visiting client families, and the full array of outdoor activities for our physically challenged guests.

Peakview Road Paving: United Paving has already begun the prep work to repave the road. Paving should be completed in the next 10 days.

Hunter Ridge: The vacant land located just below the Overlook sub division, known as Hunter Ridge, has applied to the county for development. Earlier this year the developer applied to the Town of Mt Crested Butte to annex this parcel in to the town boundary. The application included 7 single family home sites and access off of Castle Road below. Public opposition to this proposal was significant and ultimately, the town denied the application. The developer has now applied to the county which has historically been far more lenient in requirements. This new county application includes access off of Hunter Hill Rd , just north of the Overlook sign and includes 14 units. The application is in review by the county at this time.

**MAINTENANCE REPORT**

Evergreen Management regularly inspects and reviews the Overlook sub-division and addresses any problems with the common area and sign entry features.

- ❖ Noxious Weed Spraying: Brian Ash was contracted to spray for noxious weeds along the roadways in order to comply with the Town of Mt Crested Buttes noxious weed enforcement. Ash completed the work in mid-July. In

our 5th year of weed management, the annual spraying has really reduced the noxious weed growth within the sub division.

- ❖ Entry Sign landscaping & Lighting: The sign area was weeded and re-mulched this spring to remove weeds, trim overgrown bushes. The entry lighting was replaced and re-set to operate correctly.

## FINANCIAL REPORT

The July 31st Balance Sheet shows total Cash of \$23,804.35. Total Liabilities are \$30.74. The accounts receivable report shows that all lots but 1 are current at this time. 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 \$1,274.80. All expense line items are within budget or under budget thus far through the fiscal year.

Discussion ensued regarding the entry area landscaping. Owners were in favor of the Board of Director's approving funds to "spruce" up the area. Reed Meredith noted that any new landscape design should be heavily reliant on draught resistant plants and xeriscape features as there is no water available at the site. The suggestion was made to contact a local landscape company for ideas. The board will discuss at the board meeting which follows.

Bob Colvey began a discussion of issues related to some Overlook homes participating in short term rentals like VRBO. Colvey stated that several problems have occurred recently in the neighborhood including; a man walking through the property with a firearm, rental guests walking down private driveways and on private property, trailers, and multiple cars parked on the street. Many of these issues are prohibited and addressed by the Overlook covenants, which also stipulate that Overlook owners are responsible for the actions of their guests. Steve Bolton noted that there should be a mechanism in place to notify owners that their guests are in violation. Reed Meredith stated that the owners likely have little control in this case and that it is the homes property manager/booking agent that needs to be informed. The owners present directed the board to consider sending a letter to all owners, informing them of the rules already present in the covenants, and to be responsible for their guests. Discussion continued regarding the ability to enforce the covenants and possibly levy fines for repeated infractions. The board will discuss further at the following meeting.

Election of Director:

The following motion was made and seconded:

MOTION: To elect Sanders Hickey to a 3-year term on the board of directors.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To ratify and approve the actions taken by the Overlook Association Board of Director's, on behalf of the owners in the past year.

Vote: Unanimous Approval.

Robert Takacs began a short follow-up discussion concerning issues raised at last years' annual meeting including; broken telephone pedestals, retaining walls, and Christmas lights. Reed Meredith reported that he had contacted Century Link concerning the telephone boxes, had met with the Town Maintenance Manager concerning the retaining walls ( which were deemed to not be in immediate need of attention) and had disconnected the Christmas lights in question.

The date of the next Owners meeting was set as August 7, 2020 at 9am MDST.

There being no further business the meeting was adjourned at 10:00am.

Respectfully Submitted:

Approved by:

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Reed J. Meredith, Recording Secretary      Date

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John Hare, President      Date