

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION  
ANNUAL OWNER'S MEETING  
August 7,2020  
9:00 am MDST**

Owners Present: John & Johanne Hare  
Bob & Linda Colvey  
Bruce Wilkinson  
Steve & Anne Murray  
Jay Dalton

Owner Present by Phone Robert Takacs  
Sanders Hickey

Owners Represented  
By Proxy: Robert Takacs (proxy Board)  
L.Probila (proxy Board)  
Sanders Hickey (proxy Board)  
Jane Oldham (proxy Board)  
Grand Tia Ltd (proxy Board)  
Betty Severy (proxy Board)  
Mark Wagner (proxy Board)  
Bailey Properties (proxy Board)

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:00am. A quorum was established with 16 of 26 lots represented, 62% representation.

The following motion was made and seconded:  
MOTION: To approve the August 9, 2019 owners meeting minutes.  
Vote: Unanimous Approval

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

#### **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 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. Ash completed the work in early July. In our 6th year of weed management, the annual spraying has really reduced the noxious weed growth within the sub division.
- ❖ **Entry Feature landscaping:** The entry "garden" area adjacent to the Overlook sign was weeded and refreshed with new cedar mulch this spring. The large Elder bush was trimmed back to reveal the entry sign.

We met with Spring Creek Landscaping to discuss possible upgrades to the entry area. Options are limited to xeriscaping due to the fact that no water is available at the site. Spring Creek suggests:

- 1) Cutting out the large overgrown Mountain Elder Bush
- 2) Removing the mulch and replacing with colored crushed rock
- 3) Cutting back the rose bushes
- 4) Removing all dead growth
- 5) Trimming the Evergreen and Aspen Trees

Estimated cost: \$2,000.00 - \$2,500.00

- ❖ **Entry Sign Re-sealing:** The rock entry sign feature will be re-sealed in the coming weeks.
- ❖ **Phone & Cable Pedestals:** Evergreen has contacted Spectrum Cable and Century Link regarding the various utility pedestals that appear to be damaged from winter snowfall. To date the utility companies have not addressed these.
- ❖ **Road and Infrastructure:** Evergreen has contacted The Mt Crested Butte road and maintenance department to inspect the road, retaining walls, and guard rails in the subdivision.

**Hunter Ridge Development**– Alpine Construction applied to the County for subdivision approval. According to the County Planning Office, the application for development of the 14-acre site has passed Sketch Plan. The county is awaiting application for Preliminary Plan approval. Once received, public hearings will be scheduled. The Town of Mt Crested Butte denied the application for this parcel to be annexed into the town earlier last year, after which the developer applied to the county for a mix of single family and town home sites.

**Overlook Lot Development:** The Overlook Board reviewed and approved a submission for a major remodel of the Sementelli home located on lot 7 earlier this year. Architect Kent Cowherd reports that the remodel construction is on indefinite hold at this time.

Sales: Pribila property at 3 Forest Lane is scheduled to close later this month.

Currently 8 Properties Listed For Sale in Overlook: 3 Forest Lane (sold), 4 Peakview (home), 1 Forest Lane (home), 35 Overlook Dr (Lot), 1 Peakview (lot), 20 Overlook Dr (lot), 5 Peakview (lot), 2 Forest Lane (lot)

**FINANCIAL REPORT**

The July 31st Balance Sheet shows total Cash of \$24,675.97. Total Liabilities are \$0. The accounts receivable report shows that all lots 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 \$561.70. All expense line items are within budget or under budget thus far through the fiscal year. The Year To Date Net Income is \$3,858.65, 479.60 ahead of budget.

Bob Colvey noted that the problem of the broken phone and cable utility boxes has been an ongoing issue and suggested that an attempt be made to take it to the next level of Spectrum and Century Link Management, or contact the utilities commission. Evergreen Management will attempt to make contact again with Spectrum and Century Link to repair the broken utility boxes.

Election of Director:

The following motion was made and seconded:

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

Vote: Unanimous Approval.

Discussion began regarding the temporary "Teepee" structure on lot 18. Reed Meredith explained that the homeowner's children had constructed a Teepee out of fallen tree branches back in March. The Overlook Board had requested that the structure be removed due to it being outside of the building envelope. The Owner requested that the board reconsider after viewing the teepee in person once they were in town. Considerable discussion took place which indicated that homeowners were concerned about liability, safety, and setting a precedence of allowing any building outside of the prescribed building envelope without it going through the design review process. The Board will discuss further at the board meeting which follows.

Discussion took place regarding short term rentals in Overlook. Reed Meredith noted the language in the Overlook Covenants, which allows rental to one person, or one family. Meredith noted that enforcement of this requirement is extremely difficult.

Bob Colvey stated he had experience with some short-term rental guests trespassing on his property and that it is apparent that multiple families are renting homes in Overlook as there are multiple cars parked in driveways

Robert Takacs stated that the Town of Mt Crested Butte's new Short -Term Rental Licensing program places additional requirements and restrictions on anyone renting property in Mt Crested Butte. There is also a form on the Town's website where citizens can file a complaint about rental properties.

Reed Meredith distributed copies of the Wildhorse at Prospect Association's Rules and Regulations regarding interim short -term rentals. He noted that the Wildhorse Association had recently drafted these rules. In speaking with Attorney Jon Schumacher, counsel advised that it may be difficult to enforce such rules if the associations' covenants specifically allow for rental, such as in the case of Overlook. The Board will discuss the Short -Term Rental issue further at the board meeting which follows.

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.

Jay Dalton asked about the second homeowners PAC committee which was formed in response to Gunnison Counties to represent second homeowners politically in Crested Butte. Bruce Wilkinson stated that he was a PAC committee member and explained to the group that its' purpose is to give the second homeowners a voice in Crested Butte government.

The date of the next Owners meeting was set as August 3, 2021 at 9am MDST.

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

Respectfully Submitted:

Approved by:

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Reed J. Meredith, Recording Secretary      Date

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John Hare, President      Date