

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SEMI-ANNUAL BOARD OF DIRECTORS MEETING
August 16, 2011**

Board Members Present: Mike Kube
Robert Takacs

Owners Present: Paul Essex
Jay Dalton
Anne Murray

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:35am. A quorum was established with 2 of 3 Board Members present.

The following motion was made and seconded:

MOTION: To approve and accept the previous minutes from the Board meeting held August 13, 2010.
Vote: Unanimous Approval.

Reed Meredith presented the Manager's Report at this time as follows:

The Overlook Association has developed an online website to assist owners and the real estate community with information pertinent to the Overlook Association. Website visitors can access documents such as the Covenants, Bylaws, Minutes, Design Guidelines, and Financial Information directly from the site. The web address is : www.overlookatmtcb.org.

The July 31st Balance Sheet shows total Assets of \$14,481.81, and Total Liabilities of \$274.24. 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 \$1,088.55. The Net Current year Income for the period ended July 31, 2010 was -\$626.31, which was \$559.86 favorable to budget. We expect that these savings will continue throughout the remainder of 2011 and that the association will complete the fiscal year ahead of budget.

The Overlook Association Board of Directors voted to reduce the 2011 dues assessments to owners by utilizing capital reserve savings to fund operating expenses. The board set annual dues at \$250/lot in order to cover 65% of the association's budgeted annual operating costs of \$11,500.00. The approved 2011 budget draws \$3,950.00 of the association's accumulated Capital Reserve Fund to pay for the remaining 35% of 2011 operating expenses. The total remaining Capital Reserve Fund Balance is anticipated to be reduced to \$9,631.26 by the end of 2011.

Discussion regarding the insufficient number of proxies and lack of owner attendance at the annual owners meeting ensued. Mike Kube stated that obtaining representation by 51% of the ownership had become difficult in recent years. Reed Meredith reported that 3 e-mails had been sent to the membership and a number of phone calls made to owners to secure a quorum. Meredith reported that he had received the minimum (14) for a quorum however, one lot owner, who also held another owners proxy failed to attend the meeting. In addition it was noted that an owner of 3 lots refused to provide a proxy for unknown reasons. Therefore, less than 50% of the owners were represented and an official meeting could not be held. Meredith noted that the Overlook Bylaws grant authority to the Board of Directors to amend the Overlook Bylaws to reduce the number needed for a quorum.

After discussion, the following motion was made and seconded:

MOTION: To amend the Overlook Bylaws to reduce the number needed for a quorum of the owners at an owners meeting to 38% of the votes entitled to be cast, or representation by 10 owners.
Vote: Unanimous Approval.

The Board instructed Evergreen Management to send out future meeting notices by both email and US Mail.

As a recorded meeting of the owners did not take place, the Overlook Board exercised the authority granted in the Overlook Bylaws to appoint a board member.

The following motion was made and seconded:

MOTION: To appoint Mike Kube to a 3 yr term on the Board of Directors.
Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To elect the following slate of officers as follows:

Mike Kube – President
Bruce Wilkinson – Vice President
Robert Takacs – Secretary/Treasurer

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To accept and approve the July 31, 2011 financial statements as presented.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: to ratify the actions of the managing agent, Evergreen Management Inc., in the past year.

Vote: Unanimous Approval.

Mike Kube began a discussion of the annual dues, stating that the board had reduced the dues, previously as high as \$400, down to \$250 by drawing upon the capital reserve fund to pay for operating expenses. Kube noted that at the end of 2011, the capital reserve fund is budgeted to fall below \$10,000, and that the board will likely increase the annual dues up slightly from the current rate of \$250, to preserve more of the capital reserve fund for future emergencies and/or projects.

Robert Takacs began a discussion of the weed control spraying performed by J Barry, JDOT, along the Overlook subdivision roadways. Takacs noted that he had hired JDOT to spray weeds on his lot as well and that other owner may be interested in this service. The contact information for JDOT is as follows: JDOT Custom Weed Control (970)641-3398.

The board set the date of the winter board meeting as sometime during the week of January 15-20.

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

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

Michael Kube, President