

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION  
SEMI-ANNUAL BOARD OF DIRECTORS MEETING  
August 19, 2016**

Board Members Present: Robert Takacs

Board Members Present

By Telephone: Sanders Hickey

Owners Present: Bruce Wilkinson  
Steve 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 the minutes of August 20, 2015.

Vote: Unanimous Approval.

Election of Officers:

The following motion was made and seconded:

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

Robert Takacs – President

John Hare – Vice President

Sanders Hickey - Secretary/Treasurer

NEW BUSINESS:

Discussion took place regarding the request from Lot 20 ( 14 Peakview), to officially accept the amended building envelope as drawn on the site plan provided by Architect Dan Murphy.

Reed Meredith re-stated the information on the issue that was presented at the preceding homeowners meeting as follows:

1. In May of 1998, the Town Planning Commission approved a change in the lot 20 building envelope in order to accommodate the home proposed by Colvin Construction. This was done through a “minor alteration” in the existing PUD.
2. May 1998 - The Overlook Association Design Review Board approved the home design, including enlargement of the building envelope.
3. Unfortunately, the approved (enlarged) building envelope was never actually recorded with the town. So there is no record of what enlargement was approved.
4. The town would like to “clean up” this discrepancy by having the enlarged building envelope officially recorded.
5. Architect Dan Murphy has drawn the enlarged building envelope as depicted to accommodate the existing house, this enlargement would also allow for the possible proposed addition, and meets all setbacks.
6. Approval of the building envelope, as shown enlarged to include the existing house, would only document where the building ( which is already there!) could be placed. Any future proposed addition would still have to go through Overlook Design Review and through the town for approval.

After discussion the following motion was made and seconded:

MOTION: To approve the re-drawn building envelope for Lot 20 ( 14 Peakview), as depicted in the site plan dated 8/11/16 provided by architect Dan Murphy, and to allow such building envelope to be recorded by the Town of Mt. Crested Butte.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To accept and approve the July 31, 2016 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.

The board tentatively set the date of the winter board meeting as the First week in January 2017.

There being no further business, the meeting was adjourned at 9:50am.

Respectfully Submitted By:

Approved By:

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Reed Meredith, Recording Secretary

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Robert Takacs, President