

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SEMI-ANNUAL BOARD OF DIRECTORS MEETING
August 11, 2017**

Board Members Present: Robert Takacs
Sanders Hickey

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 9:40am. 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 19, 2016 and October 11, 2016 as presented.
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:

The following motion was made and seconded:

MOTION: To accept and approve the July 31, 2017 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.

Discussion took place regarding the lot combination / maximum home size discussion that took place in the homeowners meeting. After which the following motion was made and seconded:

MOTION: From this day forward, to amend the Overlook Design Guidelines concerning Building Size/Footprint to include: "In the case of a structure proposed to be built on multiple lots which have been combined into one lot, the size of the allowable structure on combined lots shall be limited to the maximum size that would have been allowable on any single original lot, prior to lot line vacation. The larger of the two lots may be used for this calculation".
Vote: Unanimous Approval.

Robert Takacs began a discussion of exterior Christmas lighting regulations, noting that a home in Overlook has had exterior Christmas lights on since December. The board asked that the owner be contacted and asked to remove the lights.

The board tentatively set the date of the winter board meeting as Wednesday January 24th at 3pm MST.

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

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

Robert Takacs, President