

OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
Special Conference Call
June 27, 2018

Board Members Present by Telephone: Robert Takacs
Sanders Hickey
John Hare

Management Company Reed Meredith, Evergreen Management Inc.
Present By Telephone:

Others Present by Telephone: Aaron Huckstep Esq. for Steven Murray

The meeting was called to order at 3:00pm. A quorum was established with all Board Members present.

The following motion was made and seconded:

MOTION: To waive the meeting notice requirement and approve the agenda.

Vote: Unanimous Approval.

Attorney Aaron Huckstep presented the request from Steven Murray, owner of Overlook lots 6 and 11, to vacate the lot line between the 2 lots. Huckstep stated that Mr. Murray is the owner of both lots and that he wished to vacate the lot line to ensure that future development would not block his view corridor and for taxation reduction. Mr. Murray has stated that he has no intention of building on lot 6, or of enlarging the current home on lot 11.

Discussion ensued regarding the board's concern that the lots could subsequently be sold in the future and the larger, now combined lot, would allow for a larger home or expansion of the current home located on lot 11. Huckstep informed the board that the future development rights on lot 11 could be vacated as a part of the process.

Robert Takacs asked if the association dues structure would change due to the lot combination. Reed Meredith stated that association dues and/or any special assessment would still be based upon the original plat of 2 lots, and therefore the owner would be responsible for the same percentage of dues and/or special assessments.

Aaron Huckstep described the lot line vacation process to the board. The Town of Mt Crested Butte requires approval from the Overlook HOA. From there the Town of Mt Crested Butte Planning Commission will hear the request, consider comments, and vote on the issue. If approved, the applicant would file a new plat showing the lots combined.

Discussion ensued regarding whether it would be possible for a future owner to subdivide the lot back to the original 2 lot configuration. Reed Meredith indicated that while technically this could be possible it would be highly unlikely due to the fact that it would once again require prior approval by the Overlook HOA, before proceeding to the Town level.

Aaron Huckstep left the conference call at this time so that the board could deliberate the request.

After further discussion on the issue the following motion was made and seconded:

MOTION: To approve the request to vacate the lot line between lot 11 and 6 of the Overlook at Mt Crested Butte Owners Association with the following conditions:

1. That annual dues assessments and any special assessments will remain based upon the original plat of 2 individual lots, representing a 2/26 share of expenses.
2. The development rights on lot 6 will be withdrawn at the time of lot line vacation.
3. Any subsequent remodeling of the existing home on lot 11 will be subject to the Overlook Design Review process and require association approval.
4. The Overlook HOA will oppose any future attempt to subdivide the lot back to the original 2 lot configuration shown on the original plat.

Vote: Unanimous Approval.

Discussion ensued regarding the recent town annexation application by developer Alpine Construction to annex and develop the property known as Hunter Ridge into the Town of Mt Crested Butte. This property is located just below (West) of the Overlook subdivision entry sign. Reed Meredith reported that the Mt Crested Butte Town Council had recently denied the application and that the developer was now considering developing the property within the Gunnison County guidelines.

Discussion ensued regarding the recent purchase of Crested Butte Mountain Resort by Vail Associates.

Robert Takacs informed the board that he had recently listed his home for sale, but that no sale is imminent.

There being no further business, the meeting was adjourned at 3:30pm.

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

Robert Takacs, President