

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SEMI-ANNUAL BOARD OF DIRECTORS MEETING
August 9, 2019**

Board Members Present: Sanders Hickey
John Hare

Board Members Present
By telephone: Robert Takacs

Management Company Present: Reed Meredith, Evergreen Management Inc.

The meeting was called to order at 10:10am. A quorum was established with all Board Members present.

The following motion was made and seconded:

MOTION: To approve the minutes of August 10, 2018 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:

John Hare – President

Sanders Hickey – Vice President

Robert Takacs – Secretary Treasurer

Discussion ensued regarding the short-term rental issues noted in the preceding owners meeting. The board members discussed the option of sending a blanket email to all owners and property managers advising them of the rules listed in the Overlook covenants and reminding them of the responsibility of all owners to advise their guests of these rules. The board directed Evergreen Management to compose a letter to all owners re-stating the covenant rules.

Discussion then began regarding the possible manner in which to enforce these rules and handle infractions. Reed Meredith informed the board that the governing documents allow the board to create new rules and to amend the Bylaws concerning enforcement. The board suggested a 3-tiered approach of 1) verbal notification, 2) written warning, and 3) fines for repeated infractions.

The following motion was made and seconded:

MOTION: To direct Evergreen Management to provide samples of other association's enforcement policies to the board and to contact legal counsel for advise on amending Bylaws to include enforcement guidelines.

Vote: Unanimous Approval.

Discussion began regarding the entry area/sign landscaping and the desire to improve the area. Reed Meredith noted that this area is in the town's right of way and that snowplows would continue to deposit snow in this space. The lack of any irrigation also limits what plantings could survive. The board directed that Evergreen Management contact a local landscape company for ideas of what could be done. Meredith stated that this would be a spring project as all landscape companies are booked up for the summer at this time.

The following motion was made and seconded:

MOTION: To accept and approve the July 31, 2019 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 January 7, 2020 at 3pm MST.

There being no further business, the meeting was adjourned at 10:33am.

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

John Hare, President