

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION  
SPECIAL COPNFERENCE CALL MEETING OF  
BOARD OF DIRECTORS  
MARCH 20, 2020**

Board Members Present

By telephone: John Hare  
Robert Takacs  
Sanders Hickey

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others Present: Kent Cowherd, Architect

The telephonic meeting was called to order at 12:45pm. A quorum was established with all Board Members present.

The following motion was made and seconded:

MOTION: Dispense with the notice requirement and approve the agenda as all members are present.

Vote: Unanimous Approval.

The purpose of the meeting is to review the remodel design proposal for the existing Sementelli home on Lot 7 at Overlook. Reed Meredith noted that the Overlook Association has contracted with architect, Michael Helland, to review the proposal and provide a report detailing whether it meets the Overlook Design Guidelines. Helland's report, previously distributed to the board, indicated that all items were in compliance with the exception of 1) 2 areas of the deck extensions encroached into the prescribed building envelope and 2) the replacement of the shake shingle roof with metal is prohibited by the Overlook Guidelines.

Meredith noted that the drawings reviewed by Helland had since been revised by architect Cowherd to eliminate the encroachment over the building envelope. However, the request for a metal roof was still included in the recent drawings and that the board would have to consider this as a requested variance.

Architect Kent Cowherd explained the project in detail, using drawings and photographs previously emailed to the board members.

The project includes:

- Addition of a 2<sup>nd</sup> floor above existing garage
- Addition of 2 story pop-out to garage
- Addition of 2<sup>nd</sup> floor hallway connecting house to garage
- Addition of elevator shaft on NE wall
- Extension of 1<sup>st</sup> and 2<sup>nd</sup> floor decks
- Replacement of driveway with heated pavers
- Replacement of existing shake shingle roof with non-reflective metal

All materials and colors are to match the existing home.

Sanders Hickey asked how much taller the home would be. Cowherd stated that the addition would be no taller than the existing 2<sup>nd</sup> story roof line of the main house. The addition on top of the 1 story garage buildig would add 8-10', making it roughly even with the existing 2<sup>nd</sup> story roof of the main house.

Reed Meredith noted that the plans did not stipulate a construction storage area or snow storage area. Cowherd stated that all material storage would be on the Lot 7 property and not in the street or adjacent cul-de-sac. Snow storage areas are not marked as it is intended to heat the driveway surface. Cowherd will mark the construction staging area on revised plans.

Cowherd further explained that additional landscaping was planned to meet the town of Mt Crested Buttes point requirements. Meredith asked if such landscaping would be irrigated to ensure its' survival. Cowherd stated that no irrigation system was intended.

Robert Takacs began a discussion of the metal roof variance request. He stated that he was on the board back in 2005 when the design guidelines were amended to disallow metal roofs on future homes due to reflectivity issues. At that time homes with existing metal roofs were grandfathered in. Meredith noted that he was the managing agent at the time and recalled that the Essex home, which has a copper colored, highly reflective roof, was the impetus for the change in the guidelines.

Kent Cowherd presented photos of the intended metal roofing materials, which is a non-reflective matt burnished slate color. He further noted that the material selected has a "sandpaper" texture to further reduce reflectivity.

Robert Takacs asked about the total square footage of the proposal and if the association had changed its' allowable square footage for combined lots. Cowherd stated that the existing home is 3,979sqft and the addition is 1,066 sqft for a total of 5,045sqft. The guidelines stipulate that 25% of the lot size is allowed, which would be 5,500sqft, so the size is under the allowable limit.

Meredith noted that the Overlook had informally discussed amending the allowable square footage for buildings on combined lots, where the lot line was vacated. The discussion had indicated a preference for allowing the maximum on combined lots to be equal to the largest home that could have been built on either of the individual lots. However, this discussion did not result in a vote or recorded amendment of the guidelines at that time. He stated that should the board desire to enact this in the future that an official amendment of the guidelines would need to be recorded. He stated that Lot 7 is a single lot and none of this would apply to this application.

Kent Cowherd was excused from the meeting at this time so that the board could discuss the project.

Considerable discussion ensued regarding the roofing materials and request for a metal roof. Sanders Hickey stated that local roofing contractor, Jim Thomas, had informed him that metal roofing materials were much improved in recent years. Reed Meredith agreed, noting that changes I materials had made metal much less reflective. In addition, metal roofs are typically less expensive and easier to maintain.

Discussion concerning other aspects of the plan took place including the fact that the roof eaves overlapped the building envelope in 2 areas. The board members agreed that the other aspects of the remodel plan seemed acceptable, that the area of discrepancy was the roof material.

Robert Takacs made a motion to Approve the remodel design proposal, except for the metal roof. The motion died for a lack of a second and was withdrawn.

John Hare and Sanders Hickey asked if actual metal samples could be sent to the board for review before making a decision on the roofing material variance request. Reed Meredith stated he would ask Cowherd to send samples to all board members.

The board members deferred any further decision on the proposed remodel plan of the Sementelli home on lot 7 until receipt of the proposed metal roof sample materials could be reviewed. After which, the board will re-convene to discuss the proposal.

There being no further business, the meeting was adjourned at 1:50pm.

Respectfully Submitted By:

Approved By:

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Reed Meredith, Recording Secretary bo

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John Hare, President