

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SPECIAL COPNFERENCE CALL MEETING OF
BOARD OF DIRECTORS
April 14,2020**

Board Members Present

By Zoom videoconference: John Hare
 Robert Takacs
 Sanders Hickey

Management Company Reed Meredith, Evergreen Management Inc.
Present:

The telephonic meeting was called to order at 10:00 am MDST. 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.

All Board members have now received the metal roofing sample proposed for use in the remodel. The current Design Guidelines do not allow for metal roofing, thus a variance would be required to allow its' use in this application.

Discussion ensued regarding the reflectivity of the roofing sample. Points of discussion included the fact that prior to 2005 metal roofing was allowed by the design guidelines pending board approval. The reason for the amendment of the design guidelines in 2005, to disallow metal roofing, was due to reflectivity. The board agreed that the available materials in metal products have improved. In addition, it was noted that insurance carriers provide additional discounts for metal roofing.

Robert Takacs informed the board that he had spoken to former association president, Mike Kube, who was in office during the 2005 elimination of metal roofing from the design guidelines.

The board discussed the options of granting a variance to the project under review versus amending the design guidelines to allow for metal roofing with some conditions.

After discussion, the following motion was made and seconded:

MOTION: To amend the Overlook Association Design Guidelines "Section 4.5 Roofing" eliminating the current language regarding roofing materials and amending to read:

"Roof material is restricted to matte finish metal in subdued earth tones, cedar shake or cement shingles, or slate. All roof materials and color must be approved by the Overlook Board of Directors Design Review Committee."

Vote: Unanimous Approval

Discussion continued regarding the remodel design application for Lot 7, Sementelli House.

After Discussion the following motion was made and seconded:

MOTION: To approve the Remodel Design drawings dated 3/19/20 as presented
Vote: Unanimous Approval.

The Board noted that architect Cowherd is to revise the drawings to include "material storage" and "snow storage" areas depicted on the site plan, and reiterated that no materials or equipment storage will be permitted outside of the Boundaries of Lot 7.

There being no further business, the meeting was adjourned at 11:00am.

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

John Hare, President