

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SPECIAL MEETING OF THE DESIGN REVIEW COMMITTEE
September 29, 2010**

Board Members Present: Mike Kube
 Robert Takacs
 Bruce Wilkinson

Management Company Reed Meredith
Present:

The meeting was called to order at 4:05pm. A quorum was established with 3 of 3 Board Members present.

Discussion ensued regarding the remodel plans presented by lot 3 owner, Lou Pribilla. Mike Kube stated that he and Overlook manager, Reed Meredith, had met with the architect on site to review and discuss the plans as presented by Sunlit Design. The remodel project will construct a new entry area, extend a bedroom, and extend both front and rear decks. All materials will match the existing materials.

The board discussed the fact that metal roofing material is no longer allowed in the Overlook design guidelines. However, as the Pribilla home was built prior to the change in the design guidelines, and has existing metal roofing, the board will allow the new addition to have metal roofing which matches the existing.

After review of the plans the following motion was made and seconded:

MOTION: To approve the design remodel for the Pribilla residence on lot 3 as presented.

Vote: Unanimous Approval.

Discussion took place regarding the design submitted by Andrew Hadley Architect for the Rauch Residence on lot 16:

Mike Kube noted that he and Overlook manager, Reed Meredith, attended a meeting with Architect Andrew Hadley to discuss the general design and site planning.

Bruce Wilkinson noted that the site plan drawings indicate a "proposed building envelope". He questioned if this is the original envelope or the revised envelope that was previously revised with the design by Dan Murphy back in 2005 or is this a new placement.

Discussion arose concerning the apparent height of the boulder retaining walls along the driveway. The board was concerned with the height of the downhill driveway side retaining wall. The 3-D drawings make it appear that the wall extends above what is necessary. The plans indicate 3-4 feet in height. The board questioned whether the asphalt surface of the driveway is at grade or at the top of the retaining wall? In addition, the board questioned whether snow removal would be possible with retaining walls on both sides of the driveway.

Discussion ensued regarding the roofing material. The board requires that all roofing be shake shingle or cement shingle as required by the design guidelines. While the original plans indicate several sections of metal roof, the 3-D drawings seem to depict all shake shingle.

After discussion the following motion was made and seconded:

Motion: to approve the pre-design of the Rauch plan as shown by Hadley Architect, with exception that the metal roofing materials and retaining walls around the driveway are not approved.

Vote: unanimous approval.

The board noted that it will review these changes in the next step of the process, sketch plan review. The board noted that additional information is required at the sketch plan stage, such as : landscaping plan, exterior materials, drainage and erosion control plan, etc. as stated in paragraph 2.3 of the Overlook Design Guidelines.

Other business:

Reed Meredith presented a proposal from Pennie Photography and Design to develop a website for the Overlook.

The following motion was made and seconded:

MOTION to approve website proposal from Pennie Photography and Design

Vote: Unanimous Approval.

There being no further business the meeting was adjourned at 5:00pm.

Respectfully Submitted:

Reed J. Meredith, Recording Secretary Date

Mike Kube, Overlook Association President Date