

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
SEPT 29, 2020**

Board Members Present

By ZOOM: John Hare
Sanders Hickey

Management Company Reed Meredith, Evergreen Management Inc.
Present by Zoom:

Others Present: Bob Colvey

The meeting was called to order at 8:30am. A quorum was established with all current Board Members present.

The following motion was made and seconded:

MOTION: To approve the agenda and waive the meeting notice requirement as the remaining 2 board members are present.

Vote: Unanimous Approval.

Appointment of Director: Robert Takacs is no longer qualified to serve on the Overlook Board due to the sale of his Overlook property on September 22nd. Takacs has also submitted a letter of resignation. Per the Overlook governing documents, the board chooses to appoint a member to fill the unexpired portion of Mr. Takacs term.

The following motion was made and seconded:

MOTION: To appoint Overlook owner Bob Colvey to fulfill the vacated board seat for the remainder of the existing term expiring August 2021.

Vote: Unanimous Approval.

Lot 16 Design Review Final:

Discussion ensued regarding the remodel design review for the home on Lot 16. Board members John Hare and Sanders Hickey reported that they had visited the site and confirmed that the trees to be planted in the back yard are downhill from the home on lot 10 and would not encroach on any views from that home.

MOTION: To approve the Lot 16 requested variance to build a 1 story garage addition, 13' over the prescribed building envelope, and the installation of 6 trees behind the home due to the following findings of fact during a site visits on Sept 18 and 25 and correspondence received from Lot 10 and Lot 16 owner's regarding the planting of trees:

1. All required setback distances are maintained
2. Materials and finishes are to match the existing home
3. The back of the garage which faces uphill lots will be at grade level, eliminating any view corridor obstruction from neighboring lots.
4. The alternate prescribed larger building envelope on Lot 16 has been abandoned in favor of the smaller envelope and shall not be built upon in the future.
5. Lot 16 Owner has agreed in writing that in the event that the planted trees ever grow to a point of encroaching on the view corridor of the home above (Lot 10), and at the request of the lot 10 owner, that Lot 16 owner will trim the trees to re-establish the views.

Vote: Unanimous Approval

Discussion began regarding a general hypothetical question submitted by a potential buyer of an estate Lot, concerning the timing of building the allowed guest house on an estate lot. The specific question was whether the guest home could be built prior to the main home, and if the size of the guest home could be different than the 1,200 square feet stipulated in the Covenants.

The Board discussed that by definition, a guest home is secondary to a main home and as such building of a main home on any Overlook estate lot is prerequisite to any construction on a guest home. In addition, the Board would not consider approving any construction without receiving the required design review plans and documents.

After discussion the following motion was made and seconded:

MOTION: To respond to the potential buyer that the Overlook Board would not approve and design review which indicated building of the guest home prior to building the main home.

Vote: Unanimous Approval.

The board then discussed amending the Overlook Design Guidelines to clarify that building of a main home is required prior to building any guest home on an Overlook estate lot.

The following motion was made and seconded:

MOTION: Effective immediately, the Overlook Design Guidelines are hereby amended to reflect that the Overlook Association requires that any estate lot in the subdivision shall be required to build the Main home prior to any guest home construction. The Association will contact legal counsel to determine exact wording and placement of this requirement in the Design Guidelines, after which such amendment shall be officially recorded.

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 9:15am.

Respectfully Submitted By:

Approved By:

Reed Meredith, Recording Secretary

John Hare, President