

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
DECEMBER 18, 2025
9:30 AM MST**

Board Members Present: John Hare
Bob Colvey
Bob Valentine

Management Company Present: Annalise Smith, & Juliana Spinella

The meeting was called to order at 9:36 AM by managing agent Annalise Smith with 3 out of 3 board members present.

The following motion was made by John Hare:

MOTION: To approve the meeting minutes of the August 15, 2025 meeting as presented

SECOND: Bob Valentine

VOTE: Unanimous

Financials

The board and management reviewed the financials and proposed 2026 budget. The association is holding \$3,000 in Design Review Fees and Bob Colvey confirmed the owner has yet to complete the landscaping. It is likely the association will not disburse those funds back to the owner until the fall of 2026.

The following motion was made by John Hare:

MOTION: To approve the 2026 proposed budget

SECOND: Bob Valentine

VOTE: Unanimous

Bob Valentine requested including a link to the association's website and new governing documents when the dues notice is sent out. Annalise Smith confirmed she will do this when she sends out the 2026 budget to the owners.

The following motion was made by John Hare:

MOTION: To adopt the amended documents as updated by attorney Mike O'Loughlin

SECOND: Bob Valentine

VOTE: Unanimous

There being no further business, the meeting was adjourned at 9:52 AM.