

**OVERLOOK AT MT. CRESTED BUTTE OWNERS' ASSOCIATION
ANNUAL OWNER'S MEETING
August 14, 2025
9:00 AM MDT**

Owners Present: John & Joann Hare, 12 and 16 Peakview Dr.
Bob Colvey, 14 Peakview Dr.
Bruce Wilkinson, 32 Overlook

Owners Present via Zoom: Renae Alsobrook, 1 Forest Lane
Bouey, Reeves, 2 Forest Lane
Jason Crispin/ TSC Forest Lane, 3 Forest Ln., 20 Overlook Dr.
Ian McLoughlin, 4 Ridge Lane
Robert Valentine, 2 Peakview Drive
Matt Kosakowski, 5 Peakview Drive

Owners Represented by Proxy: Steve and Ann Murray, 30 Overlook Dr., 6 & 11 (Proxy BOD)
Grand Tia Limited, 3 Ridge Lane (Proxy BOD)
Blair Pogue, 1 Peakview Dr. (Proxy BOD)
Kenneth & Amy Lawler, 6 Peakview Dr., (Proxy BOD)
Lauren Caplan, 8 Peakview Dr., (Proxy Matt Kosakowski)

Management Present: William Laird
Annalise Smith
Juliana Spinella

17 out of 26 owners were present for a quorum of 65.4%.

Meeting called to order at 9:05 AM by managing agent Annalise Smith.

Proof of Notice: Emailed July 30, 2025.

Reading and Approval of Minutes of Previous Annual Owner Meeting:

The following motion was made by John Hare:

Motion: To approve the August 15, 2024, annual owners meeting minutes as presented.

Second: Bob Colvey

Vote: Unanimous Approval

Board Report

Bob Colvey explained that the Town of Mt. Crested Butte weed control staff can be consulted to address noxious weeds. The town has increased their noxious weed compliance efforts this year. Colvey has a meeting with the town next week. The first phase of the program is education and checking the Overlook neighborhood. The board will work with them and keep everyone updated. Robert Valentine asked if this would be an individual owner's expense. Colvey said this is likely considering some owners have more noxious weeds than others.

Managing Report

Billy Laird outlined the general maintenance items completed over the past year. He will address the entry exposed matting, weed and mulch the flower bed.

Financial Reports

Annalise Smith presented the financials. The only overage in 2025 was with legal which completed the updating of the association governing documents. These can be found on Overlook's website.

Unfinished Business

Wilkinson inquired about shingle roofs and the approval process for a roof replacement. Mountain Home Management confirmed matte finish metal roofs in subdued earth tones have been incorporated into the DRB Guidelines as an acceptable roof material and requests should be sent to the Overlook Board of Directors for consideration and approval.

Election of Directors

John Hare's term expired at this meeting and volunteered to serve another term on the board.

The following motion was made by Bob Colvey:

Motion: For John Hare to serve another term on the board.

Second: Bruce Wilkinson

Vote: Unanimous Approval

Set Date of 2026 Annual Meeting

The date of the next Annual Owner's meeting was set for Thursday, August 13th, 2026 at 9 AM MDT.

The following motion was made by John Hare:

Motion: To adjourn the meeting.

Second: Bob Colvey

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 9:22 AM.

Mt. Crested Butte cracking down on noxious weeds

Updating nuisance violations in town code

[BY KENDRA WALKER]

The Mt. Crested Butte town council has agreed to a more streamlined process for handling all nuisance violations, including noxious weeds. The council recently approved an ordinance to town code that governs nuisances, with the goal to modernize and simplify the enforcement process, especially when it comes to noxious weeds.

The town defines a nuisance as any activity violating laws or regulations and poses a threat to public health, safety, or welfare, such as noxious weeds, illegal operations, hazardous conditions, environmental harm, defiance of orders, public health threats and repeated violations.

Community development coordinator Leah Desposato explained during the council's June 17 meeting that the current nuisance code hasn't been significantly updated since 1977, and this change will help the town more effectively enforce the spread of invasive species. "Currently, it just doesn't work. The current weed enforcement process is overly complex, involving arbitration and lien hearings before the Mt. CB Weed Advisory Board," she said. "This has made it difficult to act against

repeat offenders. Some property owners have ignored notices about noxious weeds more than once, creating long-term issues. We're interested in taking it to the next level with properties that have been problematic."

The new process, she explained, will begin with staff observing nuisance conditions from public rights-of-way. Then property owners are given a formal notice posted on the property, and a timeline to correct the issue to fall into compliance. If the issue is not resolved, the town may seek a court order for abatement. With a court order, the town can enter the property, resolve the issue and bill the property owner for the cost.

"This will be a much more efficient way to enforce problem properties," she said.

Town staff also told the council that the town may give a couple of courtesy notices before the official process goes into play. "Sometimes people think noxious weeds are pretty flowers," said town manager Carlos Velado. "Nine times out of 10, that initial letter is all that needs to be done for someone to fix it."

"How would an undeveloped private lot that is overgrown with invasive species be treated?" asked council member Valeda Scribner.

"If we identify noxious weeds on a property, whether

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vacant or developed, we could give notice," said Desposato.

Council member Bruce Nation asked how residents with a weed nuisance violation can get the resources they need to remove the noxious weeds on their property, recalling his personal experience trying to get rid of noxious weeds on his own property and having trouble finding local help. "It's tough for us to enforce this if people don't have the resources to mitigate them," he said.

Desposato explained that the town has updated its website with information for identifying invasive species and a list of local licensed herbicide contractors and landscapers. "Education is the most important part," she said. "Our hope is when folks get a notice, they'll call and we can do a site visit and see what they're working with and what works best for treatment."

The town of Mt. CB works with Native Landscapes to manage noxious weeds in public spaces and town right-of-way during the summer. The town also offers free on-site property evaluations and consultations throughout the summer to help residents identify weed species and management strategies. For more information and resources on noxious weed management in Mt. Crested Butte, visit mtcb.colorado.gov/weed-management.