

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION  
CONFERENCE CALL SPECIAL MEETING OF  
BOARD OF DIRECTORS  
April 13, 2021**

Board Members Present

By Zoom videoconference:           John Hare  
                                                          Bob Colvey

Property Owner:                       Matt and Lauren Kosakowski

Tomecek Studio Architecture  
Design Team:                         Macy Funk  
                                                          Brad Tomecek

Management Company  
Present:                                 Cori Dobson, Mountain Home Management

The Zoom meeting was called to order at 3:01 PM.

The meeting opened with introductions by the attendees. Brad Tomecek asked the board for guidance with the design process. Hare explained the design review board has not had many plans submitted for quite a while, so the board will be fairly considerate of what the Kosakowski's are trying to build. Hare explained he and Colvey's positions and experiences on the board.

Tomecek mentioned that he has read through the guidelines and they are clear. Hare explained he wanted the Kosakowski's and their team to get a feel for what the neighborhood is open to and that the board will be reasonable throughout the process. Kosakowski mentioned wanting to make sure the house blends with the other houses in the neighborhood.

There was discussion regarding the driveway placement, a potential hot tub, and the placement of the house on the lot. Colvey welcomed the Kosakowski's to the neighborhood. Colvey asked if a conceptual design for the house has been complete. Kosakowski stated they are looking to build a house around 4,000 square feet. Tomecek explained the garage will be on the entry level and upslope. The living area will contain more glass than siding and the Kosakowski's would like the house hidden in the aspen grove. They plan on using stone as the solid base finish material, windows and siding that will be a good blend with the neighboring houses.

Colvey mentioned the house having a tremendous amount of solar gain and an overhang may be helpful to mitigate some of the solar gain. Colvey mentioned some items that will need to be addressed including the Town of Mt. Crested Butte's specific landscaping requirements, the possibility of a sewage lift station (TBD by Mt. CB Water & San.), avalanche mitigation, soil stability and parking. Colvey mentioned that the design team might want to think about having additional space committed for the subs and team to be parked since Mt. Crested Butte does not allow parking on the streets at any time. Colvey clarified that Overlook's covenants state there are 12 months allowed for construction, but 18 months is allowed in the guidelines for construction.

Kosakowski mentioned David Gross will be their contractor. Colvey and Hare discussed using a local architect to review the plans to ensure conformity with Overlook's design guidelines. Tomecek stated he would discuss the questions and elements of the build that were raised with David Gross.

Colvey asked if there were plans to complete the foundation in the fall and have it sit through the winter. Tomecek responded that the team hopes to continue working through each month since the Kosakowski's would like to move in sooner than later. Kosakowski stated this depended on the cost and the winter but David Gross anticipates the build taking roughly 14 months. Colvey confirmed that David Gross normally works through the winter.

A discussion ensued regarding timing to get through the town for approval and design review with the board. Colvey stated the board can move quickly through the design review process, but they have no control with how long the town will take since they are busy with an increase of building in the town. Funk asked about scheduling meetings down the line and Colvey and Hare stated they have flexible schedules.

There being no further business, the meeting was adjourned at 3:42 PM MST.

Respectfully Submitted By:

Approved By:

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Annalise Smith, Recording Secretary

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John Hare, President