

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION**  
**ZOOM- ANNUAL MEETING OF**  
**BOARD OF DIRECTORS**  
**February 15, 2024**

Board Members Present:     John Hare  
                                      Bob Colvey  
                                      Robert Valentine

Management Company  
Present:                         William Laird, Annalise Smith

The meeting was called to order at 9:02 AM with 3 out of 3 board members present.

The following motion was made by Bob Colvey

**MOTION:** To approve the meeting minutes from August 17, 2023, with edits as proposed by Bob Colvey.

**SECOND:** Bob Valentine

**VOTE:** Unanimous

**Financials**

The board discussed the projects coming through design review and design review fees. A discussion ensued regarding the proposed budget. The website is up and running Mountain Home Management can make edits and post minutes when necessary.

John inquired about the DORA registration. Mountain Home Management has gotten that all settled and is now the designated agent.

The board asked about with Shumacher. Annalise Smith will check in with Schumacher about the next steps that should be taken for the delinquent accounts. As of the 10<sup>th</sup> of January, Schumacher is 8-10 weeks out but, Smith will still be sure to check in. Smith mentioned a certified letter. Colvey would like to have Schumacher draft a letter. Valentine says that he believes a certified letter would be the next step since that would be more cost effective than having the attorney draft a letter. Owners should be informed that any legal fees would be passed along to the owners.

The board agreed standard dues can be sent before the end of the month.

**New Business**

The board inquired about the entry retaining wall. Mountain Home Management failed to complete the project prior to winter so the board decided to push it until Spring. Billy will do a better job of ensuring this project gets done following winter.

Valentine also asked about the downed trees that appear to be in the town right of way. He doesn't know if he or the town is responsible for removing that tree and asked Laird to find out.

Laird will address this when he starts work on the retaining wall. The board discussed the guard rail damage caused by the plows. Laird explained he would like to tackle these projects at the same time before summer hits.

**Short Term Rentals**

Colvey asked Smith if she is checking to see who is short-term renting in the neighborhood. Smith explained the information can be found on the Town of Mt. Crested Butte website. Mountain Home Management will send out a questionnaire to all homeowners about whether they are licensed and are short term renting. Gunnison County is pairing with a program to start taxing STR's as business instead of residential, this bill could affect the HOA.

**Financials (cont.)**

The board discussed the interest rates on their accounts. Colvey thinks it may be worth switching banks. He spoke to Tina Kempin of the Crested Butte Bank and the interest rate they could offer was marginally higher. Valentine inquired about increasing dues, so the association wasn't operating at a loss. After further discussion, the board agreed to keep the annual dues the same.

The following motion was made by Bob Valentine:

**MOTION:** To approve the proposed budget

**SECOND:** Seconded by Bob Colvey

**VOTE:** Unanimous

The following motion was made by Bob Valentine:

**MOTION:** To adjourn meeting

**SECOND:** Seconded by John

**VOTE:** Unanimous

There being no further business, the meeting was adjourned at 10:03AM MDT.

Respectfully Submitted By:

Approved By:

---

Annalise Smith, Association Manager

---

John Hare, President