

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
ZOOM- SPECIAL MEETING OF
BOARD OF DIRECTORS
May 25, 2021**

Board Members Present

By Zoom videoconference: John Hare
Bob Colvey
Sanders Hickey

Management Company

Present: William Laird & Annalise Smith, Mountain Home Management

Association Architect:

Kent Cowherd

The Zoom meeting was called to order at 3:03 PM with 3 out of 3 board members present.

John Hare asked Kent Cowherd about his initial thoughts on the plans for 5 Peakview Drive. Cowherd explained he believes that these initial plans deviate from the following guidelines:

- Section 3.1.1 Building Envelope: "The purpose of the building envelope is to reduce uncertainty of neighbors as to which view corridors might be impacted in the future by construction and to help ensure that structures blend with the surrounding landscape, rather than becoming a dominating figure of the neighboring community."

Kent explained that although there is nothing in the guidelines about specific styles, the guidelines do describe massing, heaviness, and stone.

- Section 4.1 General Design Consideration: "All residences will have exterior elevations, roofs and detail that shall be coordinated consistent in their architectural treatment."
- Section 4.3 Exterior Walls and Finishes: "Major exterior walls should convey a sense of mass through wood, plaster, rock or glass. In contrast to the mass walls, vertical wood siding can be used as sheathing, especially at gable ends and upper levels. Glass can also be used to contrast with the mass walls on southern exposures. Generally, the heavier rock and plaster surfaces shall be below, and visually supporting the lighter wood sheathed elements above."
- Section 4.5 Roofs: "In general, relatively low-profile buildings with a variety in massing and roof lines are desired. Large, expansive areas of unbroken roof lines and ridge lines are undesirable."
- Section 4.6 Windows: "Window casings shall be wood or dark non-reflective metal. Approved finishes are natural, stained, painted or clad. Exterior window trim shall relate to other building materials, either wood or masonry. The use of headers and sills designed integrally with the wall is encouraged. Windows shall be used in combination to avoid large, uninterrupted glass areas. Windows shall have a double or triple glazing. Mirrored glass is not allowed."

Kent explained that the guidelines do not specify height limits and there are no dimensions on the plans, but there seems to be potential for 40' elevations. William Laird stated that per Mt. Crested Butte's building code, a residence may not exceed 32'.

Along with the aforementioned guidelines, another section of concern was:

- Section 1.2: "The intent of The Declaration of Protective Covenants and Design Guidelines is to have the improvements located on Overlook at Mt. Crested Butte be compatible and blend with the natural environment, the climate and the surrounding residences."

A discussion ensued regarding the deviations. The board mentioned that although Overlook does not have specific exterior finish ratio guidelines, there is some blend of rock and stone in the conventional mountain style design desired in the neighborhood. Laird explained that these plans seem to be “bare bones” and incomplete with regard to the exterior finishes. Cowherd explained that the residence does need to be compatible with other homes in the neighborhood.

Kent advised the board and management to make a list of concerns for the potential build so these items could be addressed in the plans now. The board discussed having an attorney review a letter from management regarding their concerns. Laird suggested the board could add specifics to the guidelines with regard to siding percentages and height restrictions.

The board clarified these plans were still in the sketch plan review process. Laird recommended the board give the homeowner’s architect guidance in moving forward with the sketch plan review. The board agreed that a formal application and updated plans would need to be submitted for a sketch review. The board discussed their plans to move forward with this project.

Colvey stated his concern with the lighting that would be installed in the house and the amount of deflection that would occur in the neighborhood due to the expansive windows. The board discussed the proposed pool, but Cowherd stated that so long as the pool was in the building envelope, the guidelines do not preclude pools.

Sanders Hickey recommended going through and amending some of the association’s guidelines. Hare advised having a response to the homeowners and architect drafted by next Tuesday June 1, 2021.

The following motion was made by Bob Colvey:

MOTION: To waive the reading of the minutes of the previous board meetings held April 13 and April 29, 2021 and approve as written.

SECOND: Sanders Hickey

VOTE: Unanimous Approval

Annalise Smith stated she talked to Century Link regarding the internet boxes that are knocked over in the neighborhood. Smith explained Century Link agreed to get the boxes back up, but they are too busy and unable to do any additional wiring repairs that are negatively impacting the service. Hickey asked if there was a public service commission in Gunnison County. Nobody knew of one. Colvey requested management follow up with the notice sent to 4 Peakview. Hare reminded Smith to email all homeowners with the Town of Mt. Crested Butte’s short term rental information and requirements. Hare recommended the board keep design reviews on the schedule for the 4th Tuesday of every month.

There being no further business, the meeting was adjourned at 4:06 PM MDT.

Respectfully Submitted By:

Approved By:

Annalise Smith, Recording Secretary

John Hare, President