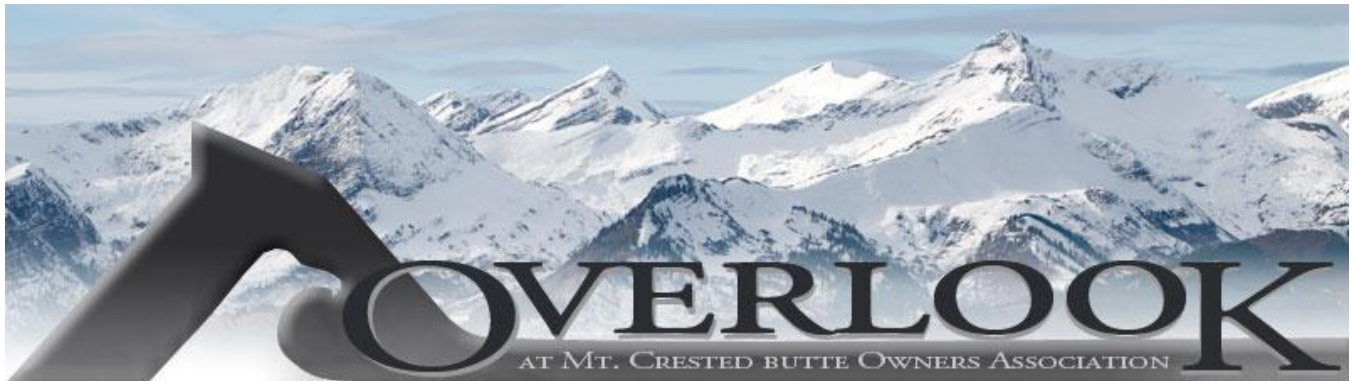


Overlook at Mt. Crested Butte Owner's Association



**Annual Homeowners Meeting
&
Semi-Annual Board of Directors Meeting
Wednesday, August 17, 2022
9 AM MDT**



PO Box 1012

Crested Butte, CO 81224

AGENDA

Overlook at Mt. Crested Butte Owners Association
Annual Homeowners Meeting
Wednesday, August 17th, 2022
9:00 A.M. MDT
Center for the Arts- King Community Room

- I. Roll Call & Proxy Notification
- II. Proof of Meeting Notice
 - Emailed July 27, 2022
- III. Reading and Approval of Minutes of Previous Annual Owner Meeting
 - August 10, 2021
- IV. Report of President or Officers
- V. Report of Managing Agent
- VI. Unfinished Business
- VII. New Business
- VIII. Election of Directors
 - Election of one Director for Term Expiring in 2022:
 - Sanders Hickey
- IX. Unscheduled Business
- X. Set date of 2023 Annual Meeting
- XI. Adjournment

The Overlook at Mt. Crested Butte Owners Association Board of Directors meeting will immediately follow the annual owners meeting.

AGENDA

Overlook at Mt. Crested Butte Owners Association
Semi-Annual Board of Directors Meeting
Wednesday, August 17th, 2022
Immediately following the Owners Meeting

- I. Roll Call
- II. Reading and Approval of Minutes of Previous Meeting
 - August 3, 2021
 - August 10, 2021
 - February 25, 2022
- III. Report of President or Officers
- IV. Report of Managing Agent
- V. Election of Officers
- VI. Unfinished Business
 - Design Review Guidelines
- VII. New Business
- VIII. Adjournment

**Overlook at Mt. Crested Butte Owners Association
PO BOX 2428, Crested Butte, CO 81224**

**NOTICE
OF THE ANNUAL HOMEOWNERS MEETING
& SEMI-ANNUAL BOARD OF DIRECTORS MEETING**

You are hereby notified that the Annual Owners Meeting of the Overlook at Mt. Crested Butte Owner's Association will be held on **Wednesday, August 17th, 2022 at 9:00 A.M. MDT** at the Crested Butte Center for the Arts in the King Community Room located at 606 6th St, Crested Butte, CO 81224. The Semi-Annual Board of Directors Meeting will immediately follow the Annual Owners Meeting.

Please complete the following form and return it for receipt by August 17, 2022 to: Overlook at Mt. Crested Butte Owners Association, P.O. BOX 2428, Crested Butte, CO 81224. You may also email your proxy by copying the appointment language below to an email, assigning your proxy to an individual who will be in attendance at the meeting in Crested Butte and sending to: info@mountainhm.com. Please include "Overlook Proxy" in the subject line.

If you are unable to attend the meeting in person, please be certain that the person that you name as your proxy will be attending the meeting. If you cannot attend, assigning your proxy will enable the association to hold an officially recorded meeting and conduct business. You may direct how your proxy should be voted.

Copies of the annual meeting book information, including the agenda, manager's report, and financial statements will be available via Overlook's website at: www.overlookatmtcb.org by August 15th. Paper copies of the meeting information will be available at the annual meeting. One Board member's term is up for election at the meeting. Any interested owners can submit a letter of interest by August 17th, 2022.

You are invited to "attend" the meeting via conference call. However, the association governing documents do not allow for voting or representation via telephone. Therefore, you must assign a voting proxy to someone who will be physically at the meeting in Crested Butte. You may direct your attending proxy how to vote for any vote during the meeting, but your proxy holder must be present at the meeting. The conference call has been arranged with FreeConferenceCall.com. Normal long-distance charges will apply to each caller.

The call instructions are:

At 9:00am Mountain Daylight Time on Wednesday, August 17, 2022

Dial: 1-503-300-6877

Conference Code: 452109

Please record your name and announce that you have joined the call.

Please do not call from a speaker phone or cell phone if possible.

PLEASE COMPLETE AND RETURN

____YES, I will be attending the Overlook at Mt. Crested Butte Owners Association Annual Meeting in person.

Name: _____ Unit(s): _____
Printed Name

____NO, I will not be able to attend the Overlook at Mt. Crested Butte Owners Association Annual Meeting and I have named below my proxy, who will be in attendance at the meeting and to vote for me in the matters to come before the Overlook at Mt. Crested Butte Owners Association Annual Owners Meeting to be held on August 17, 2022 at 9:00 AM MDT.

I, the undersigned _____ Owner of unit _____

I Hereby appoint [PLEASE MARK ONE OF THE BELOW OPTIONS TO BE YOUR PROXY:]

() Overlook at Mt. Crested Butte Owners Association Board of Directors

() _____ (Please print the name of your proxy if you select this option)

Signed: _____ Date: _____

OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION BOARD OF DIRECTORS:

	<u>Term Expires</u>
John Hare, President	2023
Sanders Hickey, Vice President	2022
Bob Colvey, Director	2024

**Overlook at Mt. Crested Butte Owners Association
Customer Contact List**

Owner Name	Lot	Lot Address	Mailing Address
Mehrmann Family Trust	Lot 1	20 Overlook Drive	PO Box 1144, Blue Jay, CA 92317
Alsobrook	Lot 2	1 Forest Lane	East 30th Holding LLC, Attn: Renae Alsobrook, 806 Blanco Street, Austin, TX 78703
TSC Forest Lane LLC	Lot 3	3 Forest Lane	6859 Tokalon Drive, Dallas, TX 75214
Hickey	Lot 4	4 Forest Lane	KTH Properties LLC 2197 Bessbrook Sq., Statham, GA 30666
Bouey/Reeves	Lot 5	2 Forest Lane	16388 Ski Slope Way #2, Truckee, CA 96161
Murray	Lot 6	30 Overlook Drive	1210 North Avenue, Bannockburn, IL 60015
Ortgessen	Lot 7	2 Ridge Lane	54 Willowleaf Dr, Littleton Co, 80127
Mcloughlin	Lot 8	4 Ridge Lane	3200 THREE RIVERS DR AUSTIN, TX 78746-1624
Grand Tia Limited	Lot 9	3 Ridge Lane	Attn: Sukie Desire and Andre Desire 4511 Hollow Ridge Rd Wichita Falls, TX 76309-1015
Oscar/Bean	Lot 10	1 Ridge Lane	3467 E. Brow, Signal Mountain, TN 37377
Murray	Lot 11	30 Overlook Drive	1210 North Avenue Bannockburn IL 60015
Dark Horse	Lot 12	33 Overlook Drive	Dark Horse Properties LLC, 156 Villa Ave Los Gatos, CA 95030
Bailey	Lot 13	35 Overlook Drive	1205 Bergen St., Apt 1, Brooklyn, NY 11213-1402
Wilkinson	Lot 14	32 Overlook Drive	715 Hunters Grove Lane Houston, TX 77024
Pogue	Lot 15	1 Peakview Drive	8372 Garland Road, Dallas, TX 75218
White	Lot 16	3 Peakview Drive	6223 Costa Lake Point, Flowery Branch, GA 30542
Kosakowski	Lot 17	5 Peakview Drive	2330 W. Scott Place, Denver, CO 80211
Beier	Lot 18	7 Peakview Drive	7 Peakview LLC, 3170 Crabapple Road, Golden, CO 80401
Hare	Lot 19	16 Peakview Drive	6111 Oakcrest Dallas, TX 75248
Colvey	Lot 20	14 Peakview Drive	P.O. Box 3167, Crested Butte, CO 81224
Valentine	Lot A	2 Peakview Drive	P.O. Box 3224, Crested Butte, CO 81224
Peakview Blinders LLC	Lot B	4 Peakview Drive	Peakview Blinders LLC, 3503 Balcones Drive, Austin, TX 78731
Dalton	Lot C	6 Peakview Drive	PO 1336 Crested Butte CO 81224
Kirk Robert Mason	Lot D	8 Peakview Drive	2539 Mayfair Dr Owensboro, KY 42301; P.O. Box 726 Owensboro, KY 42302
Mariner/ O'Neil	Lot E	10 Peakview Drive	9603 Kemper Dr., Lone Tree, CO 80124-8942
Hare Revocable Trust	Lot F	12 Peakview Drive	Hare Revocable Trust, 6111 Oakcrest Road, Dallas, TX 75248

**OVERLOOK AT MT. CRESTED BUTTE OWNERS' ASSOCIATION
ANNUAL OWNER'S MEETING**

**August 10, 2021
9:00 AM MDT**

Owners Present: John & Joanne Hare
Bob Colvey
Robert Valentine
Lauren Kaplan

Owner Present by Phone Blair Pogue
Jay Dalton

Owners Represented
By Proxy: Steve & Anne Murray (proxy Board x2)
Blair & Cristin Pogue (proxy Board)
Sanders and Karen Hickey (proxy Bob Colvey)
Matthew Kosakowski (proxy Lauren Caplan)
Jay Dalton (proxy Bob Colvey)
Kent McNeil (proxy Board)

Management Company
Present: Billy Laird and Annalise Smith, Mountain Home Management

The meeting was called to order at 9:00 AM. A quorum was established with 11 of 26 lots represented, 42% representation. 38% or 10 lots are required for a quorum.

Proof of Meeting Notice: Emailed July 20, 2021

Reading and Approval of Minutes of Previous Annual Owner Meeting Minutes:

The following motion was made by Robert Valentine:

MOTION: To approve the August 7, 2020 owners meeting minutes as presented.

SECOND: John Hare

Vote: Unanimous Approval

Report of President or Officers

John Hare inquired about the noxious weeds at the entry sign and Bob Colvey asked about the CenturyLink phone line towers. Annalise Smith explained she had called CenturyLink and was told they were unable to replace their towers at this time because they were too busy, but they would go around and stand them upright. Hare asked management to remove the noxious weeds at the entryway and recommended getting a proposal from a local landscaping company to improve the attractiveness of the entry. The members discussed the Hunter Hill project.

Report of Managing Agent

William Laird stated he will have the noxious weeds sprayed. Smith presented the financials.

Unfinished Business

No unfinished business.

New Business

Jay Dalton explained three encounters he had with a dog located at 7 Peakview Drive. There was one instance the dog growled and exposed his teeth and another where a young child could not get the dog under control. Dalton notified authorities and found out the dog was not registered with the town. The members discussed the leash laws in effect in the Town of Mt. Crested Butte and in the neighborhood. Hare and Colvey stated they will take the appropriate action. Laird stated he would reach out to the homeowners since his company plans on taking over the management of their home in October.

Election of Director:

The following motion was made by Robert Valentine:

MOTION: To elect Bob Colvey to a 3-year term on the board of directors with a term expiring in 2024.
SECOND: John Hare

Vote: Unanimous Approval.

Unscheduled Business

The members discussed upcoming design reviews on the schedule.

Set date of 2022 Annual Meeting

The date of the next Owners meeting was set as August 2, 2022, at 9 AM MDT.

Adjournment

There being no further business the meeting was adjourned at 9:38 AM.

Respectfully Submitted:

Approved by:

Annalise Smith, Recording Secretary Date

John Hare, President Date

OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
ZOOM- SPECIAL MEETING OF
BOARD OF DIRECTORS
August 3, 2021

Board Members Present

By Zoom videoconference: John Hare
 Bob Colvey

Management Company

Present: William Laird & Annalise Smith, Mountain Home Management

The Zoom meeting was called to order at 3:33 PM with 2 out of 3 board members present.

The board discussed the architect review fees and agreed to increase the fees in the design review guidelines. The board and management discussed Overlook's design review guidelines vs town guidelines. The board asked for a comparison of fees for design review and if Kent might be able to give an average cost of other design reviews.

The board and management discussed the financial statements. The board discussed board approval for invoices and asked management to send bills to the board before paying them. Colvey asked Annalise to charge interest/late fees for delinquent owners per the bylaws. Hare asked management to obtain a proposal to improve the landscaping around the entry sign.

There being no further business, the meeting was adjourned at 4:12 PM.

Respectfully Submitted By:

Approved By:

Annalise Smith, Recording Secretary

John Hare, President

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
SEMI-ANNUAL BOARD OF DIRECTORS MEETING
IMMEDIATELY FOLLOWING ANNUAL OWNERS MEETING
August 10, 2021**

Board Members Present: John Hare
Bob Colvey

Homeowners Present by: Lauren Caplan
Joanne Hare

Management Company
Present: Billy Laird and Annalise Smith, Mountain Home Management

Roll Call

The meeting was called to order at 9:50. A quorum was established with 2 out of 3 board members present.

The board discussed the pet situation brought up in the owners' meeting.

Reading and Approval of Minutes of Previous Meeting

The board reviewed meeting format with management. Meetings containing actions and votes by the board should always be memorialized in board meeting minutes. There are times the board will meet informally where minutes are not always necessary.

The following motion was made by John Hare:

MOTION: To approve previous board meeting minutes as presented.

SECOND: Bob Colvey

VOTE: Unanimous Approval

Report of President or Officers

None.

Report of Managing Agent

None.

Election of Officers:

The following motion was made John Hare:

MOTION: To retain the same board positions with John Hare as President, Sander Hickey as Vice President, and Bob Colvey as Director.

SECOND: Bob Colvey

VOTE: Unanimous Approval

Unfinished Business

None

New Business

Hare inquired about the Semintelli residence. The board agreed to review the design guidelines and fees to propose any changes they see necessary.

There being no further business, the meeting was adjourned at 10:16 AM MDT.

Respectfully Submitted By:

Approved By:

Annalise Smith, Recording Secretary

John Hare, President

DRAFT

OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
ZOOM- SPECIAL MEETING OF
BOARD OF DIRECTORS
February 25, 2022
3:00 PM MST

Board Members Present

By Zoom Videoconference: John Hare
Bob Colvey

Management Company

Present: William Laird & Annalise Smith, Mountain Home Management

The meeting was called to order at 3:06 PM with 2 out of 3 board members present. The board and management reviewed the financials. Smith explained the discrepancy between the architect review fees billed vs paid with the timing of the preparation of the financial reports. The board and management walked through specific expense line items. Hare recommended increasing the design review income and expense line items to \$4,000 since they anticipate an increase in design reviews for the upcoming year. Hare mentioned he and Colvey are nearing the end of a design review that they would like to have the lawyer review.

The following motion was made by John Hare:

MOTION: To approve the proposed 2022 budget

SECOND: Bob Colvey

VOTE: Unanimous

Plans for the summer were discussed. The board mentioned they would like to see the entry way spruced up this year as they have mentioned in the past. Hare recommended waiting until the spring to evaluate if anything else needed to be done at the association. Hare asked Smith to provide the board with quarterly financial updates.

There being no further business, the meeting was adjourned at 3:36 PM MST.

Respectfully Submitted By:

Approved By:

Annalise Smith, Recording Secretary

John Hare, President



Overlook at Mt. Crested Butte Owner's Association

Financial Reports

FY Ending 12/31/21

The December 31, 2021 balance sheet showed total assets of \$25,070 and total liabilities of \$4,005. All owners paid their dues in 2021 but there were some outstanding design review fees to be collected at years end.

The December 31, 2021 income statement compared to budget shows that the total operating expenses of the association for the fiscal year were favorable to the budget by \$160. Architect review fees were over budget for the fiscal year but were billed to the respective lot owners. All other expense line items were under budget or not significantly over budget. Net income for the fiscal year ending December 31, 2021 was \$10.

January through July 2022

The July 31, 2022 balance sheet shows total assets of \$28,839 and total liabilities of \$1,076. Accounts receivable at July 31, 2022 showed 4 owners have not yet paid their 2022 dues.

The July 31, 2022 income statement compared to budget shows that total expenses are favorable to the proposed budget by \$3,990. The legal expense line item is tracking over budget due to the design review guideline updates being made with the associations architect. The phone/ conf. call line item is over budget due to the increased room rental fee for the annual meeting. All other expense line items are under budget.

Overlook at Mt. Crested Butte Owners Association
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Community Banks Checking	\$ 5,575.63
Community Banks Money Mkt Escro	<u>\$ 18,220.63</u>
Total Checking/Savings	\$ 23,796.26
Accounts Receivable	
Accounts Receivable	<u>\$ 1,273.50</u>
Total Current Assets	<u>\$ 25,069.76</u>
TOTAL ASSETS	<u><u>\$ 25,069.76</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	<u>\$ 4,005.40</u>
Total Current Liabilities	<u>\$ 4,005.40</u>
Total Liabilities	\$ 4,005.40
Equity	
Opening Bal Equity	\$ 21,054.76
Net Income	<u>\$ 9.60</u>
Total Equity	<u>\$ 21,064.36</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 25,069.76</u></u>

Overlook at Mt. Crested Butte Owners Association
Profit & Loss Budget vs. Actual
January through December 2021

	Actuals	2021 Approved		Approved 2022
	Jan-Dec 21	Budget	\$ Variance	Budget
Beginning Fund Balance @ 1/1/22	\$ 21,064.39			\$ 21,073.99
Income				
Operating Assessments	\$ 9,100.00	\$ 9,100.00	\$ -	\$ 9,100.00
Design Review Fees	\$ 1,273.50	\$ 1,000.00	\$ 273.50	\$ 4,000.00
Interest Income	\$ 31.03	\$ 40.00	\$ (8.97)	\$ 35.00
Total Income	\$ 10,404.53	\$ 10,140.00	\$ 264.53	\$ 13,135.00
Expenses				
Architect Review	\$ 2,766.00	\$ 1,000.00	\$ 1,766.00	\$ 4,000.00
Audit & Tax Return	\$ -	\$ 140.00	\$ (140.00)	\$ 140.00
Bank Charges	\$ 25.00	\$ 50.00	\$ (25.00)	\$ 50.00
Board of Directors	\$ 30.51	\$ 50.00	\$ (19.49)	\$ 50.00
Contract Labor	\$ -	\$ 350.00	\$ (350.00)	\$ 350.00
Electric	\$ 368.88	\$ 400.00	\$ (31.12)	\$ 400.00
Insurance	\$ 850.00	\$ 850.00	\$ -	\$ 850.00
Landscaping	\$ -	\$ 500.00	\$ (500.00)	\$ 500.00
Legal	\$ 120.00	\$ 200.00	\$ (80.00)	\$ 400.00
Maintenance	\$ 33.71	\$ 250.00	\$ (216.29)	\$ 250.00
Maintenance Supplies	\$ -	\$ 150.00	\$ (150.00)	\$ 150.00
Management Fees	\$ 6,100.00	\$ 6,100.00	\$ -	\$ 6,100.00
Miscellaneous	\$ -	\$ 100.00	\$ (100.00)	\$ 100.00
Office Supplies	\$ 100.83	\$ 100.00	\$ 0.83	\$ 100.00
Phone / Conf. Calls	\$ -	\$ 50.00	\$ (50.00)	\$ 50.00
Total Expense	\$ 10,394.93	\$ 10,290.00	\$ 104.93	\$ 13,490.00
Net Income	\$ 9.60	\$ (150.00)	\$ 159.60	\$ (355.00)
Capital Projects				
Capital Projects	\$ -	\$ 500.00	\$ (500.00)	\$ 500.00
	\$ 21,073.99			\$ 20,218.99

Overlook at Mt. Crested Butte Owners Association
Balance Sheet
As of July 31, 2022

	<u>Jul 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Community Banks Checking	9,207.97
Community Banks Money Mkt Escro	<u>18,231.22</u>
Total Checking/Savings	27,439.19
Accounts Receivable	
Accounts Receivable	<u>1,400.00</u>
Total Accounts Receivable	<u>1,400.00</u>
TOTAL ASSETS	<u>28,839.19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	<u>1,075.76</u>
Total Accounts Payable	<u>1,075.76</u>
Total Current Liabilities	1,075.76
Long Term Liabilities	
Performance Deposit	<u>3,000.00</u>
Total Long Term Liabilities	<u>3,000.00</u>
Total Liabilities	4,075.76
Equity	
Opening Bal Equity	21,064.36
Net Income	<u>3,699.07</u>
Total Equity	<u>24,763.43</u>
TOTAL LIABILITIES & EQUITY	<u>28,839.19</u>

Overlook at Mt. Crested Butte Owners Association
Profit & Loss Budget vs. Actual
January through July 2022

	Actuals Jan - Jul 22	2022 Approved Budget	\$ Variance	% of Budget
Income				
Operating Assessments	\$ 9,100.00	\$ 9,100.00	\$ -	100.0%
Design Review Fees	\$ 1,380.00	\$ 4,000.00	\$ (2,620.00)	34.5%
Interest Income	\$ 11.08	\$ 35.00	\$ (23.92)	31.66%
Total Income	\$ 10,491.08	\$ 13,135.00	\$ (2,643.92)	79.87%
Gross Profit	\$ 10,491.08	\$ 13,135.00	\$ (2,643.92)	79.87%
Expense				
Architect Review	\$ 630.00	\$ 4,000.00	\$ (3,370.00)	15.75%
Audit & Tax Return	\$ -	\$ 140.00	\$ (140.00)	0.0%
Bank Charges	\$ -	\$ 50.00	\$ (50.00)	0.0%
Board of Directors	\$ -	\$ 50.00	\$ (50.00)	0.0%
Contract Labor	\$ -	\$ 350.00	\$ (350.00)	0.0%
Electric	\$ 194.80	\$ 233.35	\$ (38.55)	83.48%
Insurance	\$ 850.00	\$ 850.00	\$ -	100.0%
Landscaping	\$ 58.88	\$ 500.00	\$ (441.12)	11.78%
Legal	\$ 1,320.00	\$ 400.00	\$ 920.00	330.0%
Maintenance	\$ -	\$ 250.00	\$ (250.00)	0.0%
Maintenance Supplies	\$ -	\$ 150.00	\$ (150.00)	0.0%
Management Fees	\$ 3,558.33	\$ 3,558.33	\$ -	100.0%
Miscellaneous	\$ -	\$ 100.00	\$ (100.00)	0.0%
Office Supplies	\$ -	\$ 100.00	\$ (100.00)	0.0%
Phone/ Conf. Calls	\$ 180.00	\$ 50.00	\$ 130.00	360.0%
Total Expense	\$ 6,792.01	\$ 10,781.68	\$ (3,989.67)	63.0%
Net Income	3,699.07	2,353.32	1,345.75	157.19%