

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION**  
**ZOOM- SPECIAL MEETING OF**  
**BOARD OF DIRECTORS**  
**June 18, 2021**

Board Members Present

By Zoom videoconference:      John Hare  
   Bob Colvey

Management Company

Present:                                      William Laird & Annalise Smith, Mountain Home Management

Property Owner:

Matt & Lauren Kosakowski

Tomacek Studio Design Team:

Macy Funk  
Brad Tomecek

The Zoom meeting was called to order at 4:32 PM with 2 out of 3 board members present.

Matt Kosakowski stated they will take the plans back and address the comments on the letter submitted by the board on June 16, 2021. Matt explained they were looking at more materials, but they are firm on their vision. The base will be all rock and they intend to use wood siding and a darker metal roof. Kosakowski's team is still working on the schemes but will follow the guidelines on the material choices and colors with earth and natural tones, using neighboring homes as a basis of their design.

A discussion ensued regarding the window layout and the possibility of using additional trim material to break up the windows. The light emission was discussed. Colvey explained that with the positioning of the house, there will be three sides of exposure and the floor to ceiling glass is a deviation from the guidelines. Laird explained since the guidelines don't give actual percentages, there is a little gray area, but they do specify that windows shall be used in combination to avoid large, uninterrupted glass areas. The board explained their concern with the light emission due to the fact that all vacant lots have been sold and will eventually be built upon. Laird stated that when the exterior can lights are spec'd, to be sure the lighting on soffit areas is considered especially if they are placed on a pitched roof. Brad Tomecek explained they will be looking at full coverage, ambient lighting type for dark sky initiatives.

Hare asked Matt to send a roofing sample. The board and management discussed the roof materials and roof pitches. Laird explained he wouldn't expect gable dormers on a contemporary design but did note the long rooflines. A discussion ensued regarding skylights and the exterior finishes on the Northeast side of the house. Laird recommended Kosakowski's team consider the eaves and snow shed on the northeast elevation because the windows spec'd could end up covered with snow.

Matt stated the pool will be on hold. He believes they will keep the outside deck and potentially get a hot tub instead. Matt asked if there was anything else from the board. Colvey inquired about the driveway. Matt stated he doesn't know what the finish will be, and it depends on what will work best. Laird recommended road base or gravel.

Matt stated his team will send a new iteration with changes.

There being no further business, the meeting was adjourned at 5:22 PM MDT.

Respectfully Submitted By:

Approved By:

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Annalise Smith, Recording Secretary

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John Hare, President