

**OVERLOOK AT MT. CRESTED BUTTE OWNERS ASSOCIATION
ANNUAL OWNERS MEETING
August 17, 2022
9:00 AM MDT**

Owners Present: John & Joanne Hare, Lots 19, Lot F
Bob & Linda Colvey, Lot 20
Steve Murray, Lots 6 and 11
Samantha Crispin, Lot 3

Owner Present by Phone: Marilyn Bing, Lot 10
Bob Valentine, Lot A
Sanders Hickey, Lot 4

Owners Represented
By Proxy: John Dalton, Lot C (proxy Bob Colvey)
Matthew Kosakowski, Lot 17 (proxy Board)
Robert Kirk, Lot D (proxy Board)
Ian McLoughlin, Lot 8 (proxy Board)
Nathan Mariner, Lot E (proxy Board)
Grand Tia Limited, Lot 9 (proxy Board)
Bruce Wilkinson, Lot 14 (proxy John Hare)

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

The meeting was called to order at 9:11 AM. A quorum was established with 16 of 26 lots represented, representation with 61.5%. 38% or 10 lots are required for a quorum.

Proof of Meeting Notice: Emailed July 27, 2022

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

The following motion was made by John Hare:

MOTION: To approve the owner's meeting minutes as presented.

SECOND: Bob Colvey

Vote: Unanimous Approval

Report of President or Officers

Hare explained that the board has been spending a lot of time with architect Kent Cowherd and are close to finalizing the design review guidelines. The final process is to get the edits to Annalise and to have the attorney review the document. Murray asked about significant changes. Laird explained that most of the guidelines were being changed for clarification. Members discussed some of the changes that would be in the design review guidelines. The design review fees were raised.

Report of Managing Agent

Laird explained that management takes care of the front garden with flowers and mulching and Overlook's sign. Laird stated the neighborhood seems pretty harmonious. There have been various parking issues addressed, facilitation of tree removal on an owner's lot, and the removal of stickers on

the entry sign. Members discussed a house that is located in the subdivision but not actually apart of Overlook Owner's Association. Murray mentioned seeing dumpsters there for weeks at a time and it seemed construction was at a standstill. Colvey confirmed that administratively, the house is not apart of the HOA, thus there is no recourse for them. Laird explained that owners should be checking and taking care of their trees, even if their lots are empty.

Smith reviewed the financials. Crispin asked if there was a chance that expenses would increase. Hare explained he doesn't anticipate an increase.

Unfinished Business

Members and management discussed town's dog regulations and the associations rules regarding dogs. Management will send a notice to the owners clarifying the rules and if any owners have questions, to reach out to management.

Election of Director:

The following motion was made by Steve Murray:

MOTION: To elect Sander's Hickey to a 3-year term on the board of directors with a term expiring in 2024.

SECOND: Linda Colvey

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 for August 17, 2023, at 9 AM MDT.

Adjournment

There being no further business, the meeting was adjourned at 10:00 AM.

Respectfully Submitted:

Approved by:

Annalise Smith, Recording Secretary Date

John Hare, President

Date