

Overlook at Mt. Crested Butte Owner's Association



**Annual Homeowners Meeting
&**

Semi-Annual Board of Directors Meeting

Thursday, August 14, 2025

Town Hall, Town Meeting Room

507 Maroon Ave, Crested Butte, CO 81224

9 AM MDT



PO Box 1012

Crested Butte, CO 81224

AGENDA

Overlook at Mt. Crested Butte Owners Association
Annual Homeowners Meeting
Thursday, August 14th, 2025
9:00 A.M. MDT

- I. Roll Call & Proxy Notification
- II. Proof of Meeting Notice
 - Emailed July 30, 2025
- III. Reading and Approval of Minutes of Previous Annual Owner Meeting
 - August 15, 2024
- 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 2024:
 - John Hare
- IX. Unscheduled Business
- X. Set date of 2026 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
Thursday, August 14, 2025
Immediately following the Owners' Meeting

- I. Roll Call
- II. Reading and Approval of Minutes of Previous Meeting
 - August 15, 2024- Approved
 - January 28, 2025
- III. Report of President or Officers
- IV. Report of Managing Agent
- V. Election of Officers
- VI. Unfinished Business
- 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 **Thursday, August 14th, 2025, at 9:00 A.M. MDT** at 507 Maroon Ave., Crested Butte, CO 81224 and also via Zoom. 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 13, 2025 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 or via Zoom, 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.

Paper copies of the meeting information will be emailed prior to the meeting and available at the annual meeting.

The Zoom instructions are:

Time: Aug 14, 2025 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86748400642?pwd=gLF38WS3P6SnNaBy7rsF0fv8ybdRcW.1>

Meeting ID: 867 4840 0642

Passcode: 425358

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

____ YES, I will be attending the Overlook at Mt. Crested Butte Owners Association via Zoom.

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 14, 2025, 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	2025
Bob Colvey, Vice President	2027
Robert Valentine, Treasury/Sec	2026

Overlook at Mt. Crested Butte Owners Association: Owner List

Owner Name	Lot	Lot Address	Mailing Address
TSC Forest Lane LLC	Lot 1	20 Overlook Drive	6859 Tokalon Dr., Dallas, TX 75214
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/PO Box 1281 Crested Butte, CO 81224
Murray	Lot 6	30 Overlook Drive	1210 North Avenue, Bannockburn, IL 60015
Ortgessen	Lot 7	2 Ridge Lane	PO Box 3524 Crested Butte, CO 81224-3524
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
Hughes	Lot 13	35 Overlook Drive	1011 Union St., Apt 1704, San Diego, CA 92101
Wilkinson	Lot 14	32 Overlook Drive	715 Hunters Grove Lane Houston, TX 77024
Pogue	Lot 15	1 Peakview Drive	6301 Gaston Avenue Suite 550 Dallas, TX 75214
White	Lot 16	3 Peakview Drive	6223 Costa Lake Point, Flowery Branch, GA 30542
Kosakowski	Lot 17	5 Peakview Drive	7072 S Owens St. Littleton, CO 80127
Beier	Lot 18	7 Peakview Drive	7 Peakview LLC, 5335 Pine Ridge Rd Golden, CO 80403
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
Lawler	Lot C	6 Peakview Drive	1008 Professional Dr W, Shreveport, LA 71105
Caplan	Lot D	8 Peakview Drive	PO Box 1250, Crested Butte, CO 81224
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 15, 2024

9:00 AM MDT

Owners Present:

Bruce Wilkinson, 32 Overlook Drive
John Hare (2), 16 Peakview Drive, 12 Peakview Drive
Bob Colvey, 14 Peakview Drive

Owners Present via Zoom:

Steve Murray, 30 Overlook Drive
Alex Reeves, 2 Forest Lane
Ian McLoughlin, 4 Ridge Lane

Owners Represented By Proxy:

Jason Crispin, 3 Forest Lane (proxy John Hare)
Andre Desmaris, 3 Ridge Lane, (proxy Board)
Diane Lerman, 33 Overlook Dr, proxy Bob Colvey
David Bailey, 35 Overlook Dr, proxy Board
JC White, 3 Peakview Dr, proxy John Hare
Thomas & Samantha Beier, 7 Peakview Dr, proxy Bruce Wilkinson
Robert Valentine, 2 Peakview Dr, proxy Board
Ken Lawler, 6 Peakview Dr, proxy Board
Robert Kirk, 8 Peakview Dr, proxy Board
Nathan Mariner, 10 Peakview Dr, proxy Board

17 owners were present out of 26 for a quorum of 65.4%

Management present: Mountain Home Management's William Laird, Annalise Smith, and Juliana Spinella.

The meeting was called to order at 9:03 AM by William Laird.

Proof of Meeting Notice: Emailed July 25, 2024.

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

The following motion was made by Bob Colvey:

MOTION: To approve the August 17, 2023, owners meeting minutes as presented.

SECOND: John Hare

VOTE: Unanimous Approval

Report of Managing Agent

Billy Laird explained the board asked management to engage a subcontractor to get the entry retaining wall repaired last year. Laird struggled to get the project fit in last year but met with

Hal Hearne who has now completed the work. Laird is planning to seed and mat the disturbed area.

Financial Reports

Annalise Smith presented the financials. There were some owners who are behind on both their 2023 and 2024 dues. Deviations from the budget were discussed.

Unfinished Business

Bob Colvey reviewed the new construction projects happening in the neighborhood. This includes Design Review Committee reviews at 2 Forest Lane, 4 Ridge Lane, 1 Peakview Drive, and 10 Peakview Drive.

New Business

Bruce Wilkinson inquired about subdivision entry lighting. As you approach the Overlook neighborhood, things get quite dark, and he is wondering about a streetlight through the Town of Mt. Crested Butte or a spotlight at the entry sign. The board will discuss this at their meeting.

Owners discussed the Water and Sanitation issues with the Town of Mt. Crested Butte. They also discussed the arrangement with the duplex in the Overlook neighborhood but not legally apart of the neighborhood.

Hare explained the board has been working with the attorney to ensure the association is in line with CCIOA laws. Hare asked Mountain Home Management to send the board a list of short-term rentals in the Overlook neighborhood. John Hare then asked if Overlook owns their website domain now and if the design review guidelines could get moved to the bylaws section. The contact list is up to date except Bruce's new mailing address. Bob Colvey explained Bob Valentine took care of the tree he needed removed from his property.

Election of Director:

The following motion was made by John Hare:

MOTION: To re-elect Bob Colvey for another 3-year term expiring in 2027.

SECOND: Alex Reeves

VOTE: Unanimous

Unscheduled Business

There is no unscheduled business.

Set date of 2025 Annual Meeting

The date of the next Owners meeting was set for August 14, 2025, at 9 AM MDT at the town hall with the office as backup again.

Adjournment

The following motion was made by John Hare:

MOTION: To adjourn the meeting.

SECOND: Bob Colvey

VOTE: Unanimous

There being no further business, the meeting was adjourned at 9:41 AM.

Respectfully Submitted:

Approved by:

Annalise Smith, Recording Secretary Date

John Hare, President Date

DRAFT

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
AUGUST 15, 2024**

Board Members Present: John Hare
 Bob Colvey

Management Company
Present: William Laird, Annalise Smith, & Juliana Spinella

The meeting was called to order at 9:43 AM with 2 out of 3 board members present.

The following motion was made by John Hare:

MOTION: To approve the meeting minutes of the February 15, 2024 meeting as presented

SECOND: Bob Colvey

VOTE: Unanimous

Report of Officers & Managing Agent

Addressed at Annual Owners' Meeting

Election of officers

The following motion was made by John Hare:

MOTION: To keep the slate of directors with John as President, Bob Colvey as Vice President and Bob Valentine as Secretary/ Treasurer

SECOND: Bob Colvey

VOTE: Unanimous

Unfinished Business

The board discussed the potential of needing to raise dues in 2025. They will evaluate this need after at the end of the year to see where they stand. The board asked about a bill from Hearne Excavating. Smith confirmed she has not received a bill from him yet.

The board asked Smith to provide quarterly reports and updates and would like to target February for the budget/ dues meeting.

Hare mentioned he hired a subcontractor to spray noxious weeds on his property. He is going to inquire about spraying around the entry sign. The board and management discussed the timing of seeding and matting the disturbed area below the association's sign. They also discussed a small trench to allow for better drainage.

The next meeting was scheduled for February 4, 2025, at 10 AM MST.

There being no further business, the meeting was adjourned at 10:05 AM.

Respectfully Submitted:

Approved by:

Annalise Smith, Recording Secretary Date

John Hare, President Date

**OVERLOOK AT MT. CRESTED BUTTE OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
January 28, 2025 11 AM MST**

Board Members Present: John Hare
 Bob Valentine
 Bob Colvey

Management Company Present: Annalise Smith & Juliana Spinella

The meeting to order at 11:04 AM with 3 out of 3 board members present.

The following motion was made by John Hare:

MOTION: To approve the meeting minutes from August 15, 2024, as presented

SECOND: Bob Valentine

VOTE: Unanimous

Financials

The following motion was made by Bob Colvey:

MOTION: To approve the 2025 budget

SECOND: Bob Valentine

VOTE: Unanimous

The board and management discussed the draft email to the owners regarding the dues increase as well as the attachments that will be sent out. Valentine agreed to reach out to the homeowner with the delinquent dues. Smith will email a packet of financial information followed by sending the annual dues out separately. The term for dues payments is 30 days.

The following motion was made by Bob Valentine:

MOTION: To approve the responsible governance policies

SECOND: John Hare

VOTE: Unanimous

The following motion was made by Bob Colvey:

MOTION: To approve the collection policy

SECOND: Bob Valentine

VOTE: Unanimous

The following motion was made by John Hare:

MOTION: To adjourn the meeting

SECOND: Bob Colvey

VOTE: Unanimous

There being no further business, the meeting was adjourned at 11:47 AM.

Respectfully Submitted:

Approved by:

Annalise Smith, Recording Secretary Date

John Hare, President Date



Overlook at Mt. Crested Butte Owner's Association

Financial Reports

FY Ending December 31, 2024

The December 31, 2024, balance sheet showed total assets of \$7,097 and total liabilities of \$3,826. There was one owner who had not paid their 2024 dues at that time. The association held \$3,000 in performance deposits for construction.

The December 31, 2024, income statement compared to the budget showed that the total operating expenses of the association for the fiscal year were favorable to the budget by \$649.

Most expenses for the fiscal year were under budget. One significant overage was for legal expenses associated with the updated governing documents for the association. There was a small overage to the electric as well.

January through July 2025

The July 31, 2025, balance sheet shows total assets of \$14,734 and total liabilities of \$3,000. Accounts receivable at July 31, 2024, showed all owners paid their 2024 and 2025 dues. The association is still holding \$3,000 in performance deposits.

The July 31, 2025, income statement compared to budget shows that total expenses are favorable to the budget by \$4,155. Most expenses for the association are tracking under budget. Insurance is slightly over budget due to a slight increase in the insurance premium.

Overlook at Mt. Crested Butte Owners Association

08/12/25

Balance Sheet

Accrual Basis

As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Community Banks Checking	3,131.03
Community Banks Money Mkt Escro	3,516.90
Total Checking/Savings	6,647.93
Accounts Receivable	
Accounts Receivable	449.22
Total Accounts Receivable	449.22
Total Current Assets	7,097.15
TOTAL ASSETS	7,097.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	825.67
Total Accounts Payable	825.67
Total Current Liabilities	825.67
Long Term Liabilities	
Performance Deposit	3,000.00
Total Long Term Liabilities	3,000.00
Total Liabilities	3,825.67
Equity	
Opening Bal Equity	25,878.19
Retained Earnings	-6,357.66
Net Income	-16,249.05
Total Equity	3,271.48
TOTAL LIABILITIES & EQUITY	7,097.15

Overlook at Mt. Crested Butte Owners Association 2024 Profit and Loss Budget vs. Actual

	Actuals	Approved 2024		Approved 2025
	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Variance</u>	<u>Budget</u>
Beginning Fund Balance @ 1/1/24	\$ 18,299.70			\$ 3,516.00
Income				
Design Review Fees	\$ 4,850.50	\$ 3,500.00	\$ 1,350.50	\$ 2,000.00
Interest Income- Operating	\$ 217.33	\$ 20.00	\$ 197.33	\$ 20.00
Late Fees	\$ 122.98	\$ 50.00	\$ 72.98	\$ 50.00
Operating Assessments	<u>\$ 9,100.00</u>	<u>\$ 9,100.00</u>	<u>\$ -</u>	<u>\$ 13,000.00</u>
Total Income	<u>\$ 14,290.81</u>	<u>\$ 12,670.00</u>	<u>\$ 1,620.81</u>	<u>\$ 15,070.00</u>
Expense				
Architect Review	\$ 2,401.00	\$ 3,500.00	\$ (1,099.00)	\$ 2,000.00
Audit & Tax Return	\$ 300.00	\$ 250.00	\$ 50.00	\$ 300.00
Bank Charges	\$ -	\$ 50.00	\$ (50.00)	\$ 50.00
Board of Directors	\$ -	\$ 50.00	\$ (50.00)	\$ 50.00
Contract Labor	\$ -	\$ 350.00	\$ (350.00)	\$ 350.00
Electric	\$ 495.56	\$ 420.00	\$ 75.56	\$ 550.00
Insurance	\$ 850.00	\$ 850.00	\$ -	\$ 850.00
Landscaping	\$ -	\$ 500.00	\$ (500.00)	\$ 500.00
Legal	\$ 3,896.50	\$ 2,200.00	\$ 1,696.50	\$ 1,500.00
Maintenance	\$ 97.50	\$ 250.00	\$ (152.50)	\$ 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 / Postage	\$ 105.17	\$ 100.00	\$ 5.17	\$ 120.00
Telephone / Conference Calls	<u>\$ 25.16</u>	<u>\$ 50.00</u>	<u>\$ (24.84)</u>	<u>\$ 50.00</u>
Total Operating Expenses	<u>\$ 14,270.89</u>	<u>\$ 14,920.00</u>	<u>\$ (649.11)</u>	<u>\$ 12,920.00</u>
Net Income FY Ending 12/31/24	<u>\$ 19.92</u>	<u>\$ (2,250.00)</u>	<u>\$ 2,269.92</u>	<u>\$ 2,150.00</u>
Capital Expenditures	\$ (16,268.97)	\$ 500.00	\$ (500.00)	\$ 500.00
Ending Balance @ 12/31/24	\$ 3,516.00			\$ 5,166.00

Balance Sheet

As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Community Banks Checking	9,717.74
Community Banks Money Mkt Escro	5,016.49
Total Checking/Savings	<u>14,734.23</u>
Total Current Assets	<u>14,734.23</u>
TOTAL ASSETS	<u>14,734.23</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Performance Deposit	3,000.00
Total Long Term Liabilities	<u>3,000.00</u>
Total Liabilities	3,000.00
Equity	
Opening Bal Equity	25,878.19
Retained Earnings	-22,606.71
Net Income	8,462.75
Total Equity	<u>11,734.23</u>
TOTAL LIABILITIES & EQUITY	<u>14,734.23</u>

Overlook at Mt. Crested Butte Owners Association

Profit & Loss Budget vs. Actual

January through July 2025

	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Income				
Design Review Fees	0.00	2,000.00	-2,000.00	0.0%
Interest Income	25.13	20.00	5.13	125.7%
Late Fees	200.00	50.00	150.00	400.0%
Operating Assessments	13,000.00	13,000.00	0.00	100.0%
Total Income	13,225.13	15,070.00	-1,844.87	87.8%
Gross Profit	13,225.13	15,070.00	-1,844.87	87.8%
Expense				
Architect Review	0.00	2,000.00	-2,000.00	0.0%
Audit & Tax Return	0.00	300.00	-300.00	0.0%
Bank Charges	15.00	50.00	-35.00	30.0%
Board of Directors	0.00	50.00	-50.00	0.0%
Contract Labor	0.00	160.00	-160.00	0.0%
Electric	263.60	320.85	-57.25	82.2%
Insurance	894.00	850.00	44.00	105.2%
Landscaping	0.00	250.00	-250.00	0.0%
Legal	0.00	875.00	-875.00	0.0%
Maintenance	0.00	145.85	-145.85	0.0%
Maintenance Supplies	31.47	87.50	-56.03	36.0%
Management Fees	3,558.31	3,558.31	0.00	100.0%
Miscellaneous	0.00	100.00	-100.00	0.0%
Office Supplies / Postage	0.00	120.00	-120.00	0.0%
Telephone / Conference Calls	0.00	50.00	-50.00	0.0%
Total Expense	4,762.38	8,917.51	-4,155.13	53.4%
Net Income	8,462.75	6,152.49	2,310.26	137.6%