

**OVERLOOK AT MT. CRESTED BUTTE OWNERS' ASSOCIATION**  
**ANNUAL OWNER'S MEETING**  
**August 17, 2023**  
**9:00 AM MDT**

Owners Present: John & Joanne Hare, 12 and 16 Peakview Dr.  
Bob Colvey, Lot 20- 14 Peakview Dr.  
Bruce Wilkinson, Lot 14- 32 Overlook Dr.  
Robert Valentine, 2 Peakview Dr.

Owner Present by Phone: Alex Reeves, 2 Forest Lane  
Samantha Crispin, 3 Forest Lane  
Matt Kasakowski, 5 Peakview Dr.

Owners Represented  
By Proxy: Steve & Anne Murray, Lot 6 (proxy Board)  
Steve & Anne Murray, Lot 11 (proxy Board)  
Dark Horse Properties- Diane Lerman, Lot 12 (proxy Board)  
Blair Pogue, Lot 15 (proxy Board)  
John Dalton, Lot C (proxy Bob Colvey)  
Robert Kirk, Lot D (proxy Board)

14 owners were present out of 26 for a quorum of 53.8%.

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

The meeting was called to order at 9:02 AM.

**Proof of Meeting Notice:** Emailed July 31, 2023

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

The following motion was made by: Robert Valentine

MOTION: To approve the August 17, 2022, owners meeting minutes as presented.

SECOND: John Hare

Vote: Unanimous Approval

**Report of President or Officers**

The board has worked to finalize the updates to the design review guidelines. Colvey explained the board thought it would be appropriate to have a third-party analysis done of the association's books. An independent firm reviewed all accounts and bookkeeping from November 2020 to October of 2022. The total for the analysis was less than \$300 dollars.

**Report of Managing Agent**

Laird explained not much is going on within the association, but if anyone feels as if there's anything missed, they should reach out to Mountain Home Management. Robb Pennie, the individual who has been managing the website, is retiring. He hasn't been prompt with posting to the website. Laird explained we are still looking for someone to take over the website. Smith mentioned there's a possibility Mountain Home can create and manage a website for the association.

**Financial report**

All owners paid their dues in 2022. The profit and loss through December 2022 showed that expenses were favorable to the budget. Legal fees were over budget due to finalizing the design review guidelines. The balance

sheet through July 2023 showed 7 owners had not yet paid their dues. Mountain Home Management is working on collecting the last of the dues. \$3,000 is being held for a design review deposit.

Valentine inquired about getting a better interest rate on their reserve account. Mountain Home Management will speak to Community Banks about getting a better rate.

**Unfinished Business**

None.

**New Business**

The members were asked to ensure their contact information was up to date with management. The board asked management to get the owner list updated and sent to the board.

**Election of Director:**

The following motion was made by: Bob Colvey

MOTION: To elect Robert Valentine to a 3-year term on the board of directors with a term expiring in 2026.

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 for August 15, 2024 at 9 AM MDT.

There being no further business the meeting was adjourned at 9:26 AM.

Respectfully Submitted:

Approved by:

\_\_\_\_\_  
Annalise Smith, Recording Secretary      Date

\_\_\_\_\_  
John Hare, President      Date