

**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