

THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION
Board of Director's Meeting
January 22, 2019
Immediately Following the Owners Meeting

Management Company
Present: Reed Meredith, Evergreen Management Inc.

Board Present: Pat McNamar
Craig Batchelor
Bruce Fauser

Board
Present By Telephone: Eduardo Martinez
Peter Esselstyn

Others Present: Jennifer Hartman, Architect for Lot 7

Association president Pat McNamar called the meeting to order with 5 of 5 board members present.

The following motion was made and seconded:

MOTION: To approve the previous Board meeting minutes of July 10, 2018

Vote: Unanimous Approval.

Election of Officers:

After Discussion, the following motion was made and seconded:

MOTION: To elect officers for 2019 as: President – Pat McNamar, Vice President – Eduardo Martinez, Treasurer – Craig Batchelor.

Vote: Unanimous Approval.

Reed Meredith of Evergreen Management presented the proposed 2019 Budget at this time. As proposed, the budget sets operating costs essentially flat with the 2018 figures at \$30,739.76. The budget maintains annual dues at their current level of \$700/lot/year. The Capital Budget proposes \$5,000 for repair and movement of the water supply valve for the landscaping irrigation system located at the entry to the subdivision.

The following motion was made and seconded:

MOTION: To approve the December 31, 2018 fiscal year –end financials as presented.

Vote: Unanimous Approval.

After discussion, the following motion was made and seconded:

MOTION: To approve the proposed 2019 Budget as presented and to invoice association dues at \$700/lot for 2019.

Vote: Unanimous Approval.

The Board then convened the ACC Preliminary Plan Hearing for lot 7.

The Board reviewed the Preliminary Plan Review conducted by Summit Architect Advisor Kent Cowherd, who indicated that all facets of the proposal appear to meet the association's design guidelines.

The board asked Jennifer Hartman of Sunlit Architecture various questions about the planned home on lot 7 including:

1. The color of the proposed solar panels (flat black matching the panels on the "generals" home on Hunter Hill Rd.)
2. The roof color (painted dark brown – not rusted as depicted)
3. Staging of materials (all staging to be on Lot 7)
4. Builder (Pike Construction)

Considerable discussion ensued regarding the solar panels to be installed on the south facing roof of the home. While the board did not feel that they could deny the solar panels, they were concerned about the appearance of the panels and the glare reflectivity. The board indicated that only non-reflective, black panels would be acceptable.

The Board asked that a color rendition of the south elevation be prepared for the Final Approval submittal.

The following motion was made and seconded:

MOTION: To approve the Preliminary Plan for the home on lot 7 as presented with the condition that the solar panels depicted on the south elevation be reviewed for approval or denial at the final plan review. A color rendition of the south elevation is required.

Vote: Unanimous Approval.

Discussion of amending the Design Guidelines, concerning construction issues ensued.

The board identified 4 items to be reviewed for consideration by association legal counsel Jon Schumacher as follows:

1. Increasing the amount of the construction performance deposit
2. Any staging on lots not approved in the final plan review require prior board approval. In addition, only materials may be staged on other lots, no equipment.
3. Hours of construction operation 8am-6pm Monday – Friday. No weekend construction.
4. Allowable color of solar panels

Pat McNamar will contact Jon Schumacher for his advice on these amendments.

The following motion was made and seconded:

MOTION: The Board ratifies the actions taken by Evergreen Management in the past year on the association's behalf.

Vote: Unanimous Approval.

The date of the next regularly scheduled board of directors meeting was set as July 10, 2019 at 9am MDST

With no further business, the meeting was adjourned at 5:00pm.

Respectfully Submitted:

Approved By;

Reed Meredith, Recording Secretary

Pat McNamar, Association President