

## **Catamount Board of Directors Meeting**

August 27, 2020 @ 9:45am (Zoom)

Present: Todd Cooper, Bruce Albright, Brian Roche

Others Present: Medora Fralick & Andrea Wilhelm (Commercial Property Group), Reuben Munger (Cottage lots 9,10,15), Jon Holloway (legal counsel)

Medora began the meeting with a summary of the reason for the meeting. In 2012, the owners of cottage Lot 15, Reuben and Mindy Munger, did an addition to enclose an outside screened porch which put them over their allowable square footage by 176 SF (this was approved by the DRB). Now they are asking to take another screen porch, enclose it as interior space along with a center courtyard area as well. It would put the building at a total of 6,074 SF and the allowable square footage is 5,300. The owners of cottage lot 15 also own cottage lots 9 & 10. In order to try to gain approval, the owners had their attorney prepare a draft of a deed restriction that would transfer the overage in square footage (776 SF) for a permanent reduction in allowable square footage on lot 9. The deed restriction was presented to the Colorado Cattleman's Land Trust for review but the Land Trust said they were only interested in the total overall allowable square footage, not individual lots/buildings. The DRB did agree to approve the request due to the fact that it doesn't increase the footprint of the home, it's conditioning existing space, and there's a permanent reduction/trade of square footage on another lot. Since this is a deed restriction/legal document, it is now being presented to the CROA Board for a vote and will need to be signed by the Board President.

After some discussion among the Board, Reuben Munger and Jon Holloway joined the meeting at 10:15am. Reuben presented a brief overview of what he is trying to accomplish with his request and mentioned that since Lot 10 has a higher value and appeal, they are requesting for the square footage to be subtracted from Lot 9 in this deed restriction. Depending on who purchases or builds on lot 9 or 10, the Mungers may still request to transfer this square footage restriction between the lots at a future date with another/similar deed restriction.

After some questions and discussion, the Board took no action to overturn the the DRB's decision but before signing the deed restriction, Todd suggested that CROA's attorney review the proposed legal document. Jon Holloway said he would circulate it to the Board and Paul Sachs for comment.

The meeting was adjourned at 9:45am.

Recorded by,

Andrea Wilhelm  
Commercial Property Group