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Sunlight Board of Directors Update

Andrea Wilhelm

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To: charispetty@gmail.com

Dear Sunlight Owners:

Please see the update below on behalf of Jeremy MacGray...

We wanted to get you all up-to-speed on the recent change in ownership of the remaining parcels of land in the Sunlight development. In August the original developers sold nine lots in Filing 2 and all the of the Phase 3 land, including a transfer of certain declarant rights, to SEB Sunlight Investments One, LLC, which is represented by myself, Jeremy MacGray. If you are unfamiliar with declarant rights, they are, in this case, but not limited to, certain powers in the declarations reserved for the developer to ensure that they are able to complete the project as approved in their Development Plan and as required by their Development Agreement with the City of Steamboat Springs. These reserved rights stay in effect until the declarant sells their last lot. It is ultimately in the best interest of the declarant and the homeowners that the developer has the ability to perform necessary functions to bring the development to completion or everyone could be left with a partially built neighborhood.

Among many things that have taken place over the last six weeks to bring this transition to fruition, the declarant has appointed new members to the HOA Board of Directors (BOD) and the Design Review Board (DRB). These members are all fulltime residents and homeowners in the neighborhood and are the same for both boards in an effort to keep things streamlined.

HOA Board of Directors
Jeremy MacGray – president
Charis Petty – Secretary, Vice President
Kaylee Ayres – Treasurer

Design Review Board
Jeremy MacGray
Charis Petty
Kaylee Ayres

The new BOD and DRB are committed to the best interest of the neighborhood and are open for any questions and concerns that residents may have. Their goal will be to help guide the growth of our small community over the next couple years and maintain the level of quality that we've all come to enjoy up in Sunlight. The DRB has decided to keep Scott Myller on the team as the architect of record and has expanded his role to include review of any items submitted for design review. This will hopefully keep a more consistent interpretation of the guidelines going forward, along with a professional opinion when there are ambiguities. Andrea and her team at CPG will continue to do an amazing job of managing the functions of our neighborhood including new plow contracts for this winter.

As part of the development team, I want everyone to know that it is our goal to have the 25 remaining lots that we own built out by the end of 2024. This is obviously market driven, but completing the construction of a large majority of the homes will make for a more peaceful, safe neighborhood and give us all an even better experience living up in Sunlight. I appreciate the patience everyone has had over the last two years putting up with the loud noises and heavy vehicles!

I look forward to seeing you all around the hood and please let us know if you have any questions.

-Jeremy MacGray

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