

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE December 3rd ,2014, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. **Anderson** called the Meeting called to order at 12:05 pm via a conference telephone call. Other Board members present via conference call were **Gene Schmitt, David Barnes, Connie Hodson** and **Al Lattof**. **Michael George** and **Barton Craig** of **Snowmass Lodging Company** were also present.

II. Approval of Minutes of December 2, 2013

Mr. Anderson made a motion to waive the reading of the minutes of the December 2, 2013, Board of Directors meeting. Mrs. Hodson seconded, and the motion passed. Mr. Anderson made a motion to approve the minutes, as written, and Mr. Schmitt seconded. The motion passed via voice vote.

III. Old Business

A. Allocation of budget surplus/deficit

Based on operations through October 2014, management expects Owl Creek to end the year with a cumulative budget surplus of approximately \$ 2,827. The 2015 Proposed Budget assumes a transfer of this surplus to the Reserve Fund by vote of the Board, with the exception of surplus or deficits from the few line items of the budget which are allocated by Phase. The budget has been prepared with surplus or deficit from these line items behind carried forward to the budget year assessment by Phase.

Actual operating results for November and December may change how the HOA will end year against budget.

The reserve fund generated \$60.03 in interest income through October 2014. The external accountants have advised that any net credit to the Miscellaneous line item be allocated to a line item that will have a specific future expense. Mr. Anderson made a motion to allocate the net credit in the Miscellaneous line item at year end to the Exterior Surfaces line item. Mr. Schmitt seconded, and the motion passed.

Mr. Anderson made a motion to allocate any deficit, with the exception of surplus or deficits from the few line items of the budget which are allocated by Phase from the 2014 operating fund, after external review, to the 2015 operating fund budget. Mrs. Hodson seconded. After a voice vote the motion passed.

B. Discussion of roof replacement

Mr. Craig reminded the Board that at the 2013 Board and Annual meetings the topic of eventual roof replacement was discussed. Management contracted an inspection of the roofs at Owl Creek, the summary of which is that the roofs are serviceable and that an estimated repair cost of \$3,500-6,500 per home would extend the life of the roofs between 5-10 years. They estimate the cost of a new roof to be approximately \$30,000 per home, the previous estimate had been \$25,000.

Based on this information, the point of discussion is whether the most prudent direction is to continue to gather information, or invest funds in repairing the existing roofs, or plan a complete roof replacement. The board members discussed this matter and noted that discussion would continue at the next annual meeting.

IV. New Business

A. Assessment/Budget 2015

Mr. Craig provided a summary of the budget year proposal. Assessments for each Phase are proposed to rise less than 1%, so there are not any line items with any significant variance. Mr. Schmitt made a motion to approve the budget as presented/amended. Mr. Anderson seconded and the motion was passed via voice vote.

B. Budget & Financial Review 2014

The Reserve Fund balance is expected to be at \$602,523 at year-end 2014, and it is expected to grow to \$677,503 by year end 2015.

Of the \$677,503 projected budget year-end balance of the Reserve Fund, \$90,635 is currently allocated as collected for roof replacement.

C. Schedule & Agenda for Annual Owners Meeting

The annual meeting is proposed for December 30, 2014, at 4:00 pm. The meeting can be held at either The Enclave or Woodrun Place, depending upon availability of either meeting room. Directions will be provided in the Notice of the Meeting to the members.

D. Other New Business

Board elections

Mr. Craig noted that Mrs. Hodson's term on the Board is up for re-election this year. In

addition, Mr. Lattof has notified Barton Craig that he would like to resign his position on the Board at the Annual Meeting. Homeowner, Richard Romanski, has formally expressed interest in joining the Board.

Member Receivables

The board requested that Barton Craig prepare a letter to be sent to the owners of unit OC13, as they are the only delinquency at present for association assessments.

E. Adjournment

Mr. Anderson made a motion for adjournment. Mrs. Hodson seconded, and the motion was passed. The meeting was adjourned at 12:38 P.M.

Submitted by

Mr. Schmitt, Secretary