

OWL CREEK HOMES ASSOCIATION, INC
ANNUAL OWNERS MEETING

December 28, 2007

1. CALL TO ORDER AND CERTIFYING PROXIES

Hank Anderson, President of the Association, called the meeting to order at 4:07 PM at The Enclave Condominium conference room at 360 Wood Road in Snowmass Village, Colorado. Board members Connie Hodson, Al Lattof, and Eugene Schmitt were present. Barton Craig and Michael George of Snowmass Lodging Company were also present.

<u>Members Present</u>	<u>Unit #</u>
Gene Schmitt	24
Connie and Tom Hodson	28
Al Lattof	17
Mike Ritter	18
Sheldon and Doren Pinnell	6
Mike Ross	20
Scott Schlesinger	27
Members Present via Conference call	Unit #
Hank Anderson	2
Dana Motl	1
Lee Wagman	30
David Barnes	31
<u>Members Present by Proxy</u>	<u>Unit #</u>
Bider	9
Andrews	12
Oran	13
Hunt	14
Romanski	16
Davis	19
Malloy	22
<hr/> TOTAL	<hr/> (18/31=60 %)

Verification of the signed proxies established that the required quorum of 33% of Owl Creek owners was achieved.

2. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

3. READING AND/OR DISPOSAL OF UNAPPROVED MINUTES

Mr. Schmitt made a motion to waive reading the minutes of the Annual Meeting of December 29, 2006. Mrs. Hodson seconded, and the motion was approved by voice vote. Mr. Lattof made a motion to approve the minutes of the Annual Meeting of December 29, 2006, as written. Mr. Barnes seconded, and the motion passed.

4. REPORT OF OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$159,000 in its Reserve Fund, which is held in bank accounts and short-term Certificates of Deposit at Alpine and Vectra Banks.

The Association expects to end the year with an operating surplus of approximately \$57,441 due mostly to lower than expected costs for insurance, water and sanitation, painting and staining and repair and maintenance. The HOA also earned \$10,000 over budget in fees from the sale of two Owl Creek Homes.

The exact amount of the operating fund deficit will not be known until all 2007 expenses are paid in late January. The 2008 assessment will be adjusted to reflect the actual 2007 year-end operating fund balance, once that number is known.

5. ELECTION OF DIRECTORS

One three-year term is up for re-election on the Board. Mrs. Hodson three-year term is up this year. The Board currently has 6 members and can have anywhere from 3 to 7 members.

Mr. Schmitt nominated Mrs. Hodson to serve on the Board. Mr. Lattof seconded and Mrs. Hodson was re-elected by voice vote.

Mr. Lattof nominated Mr. Schlesinger to serve as the seventh Board member, Mr. Schmitt seconded the nomination and Mr. Schlesinger was elected to the Board via voice vote.

6. UNFINISHED BUSINESS

2008 Budget Review and Ratification

Mr. Craig presented the homeowners with the 2008 budget proposal. Mr. Craig asked any owners present if they had any questions or comments on the proposed budget.

Mr. Lattof brought up the issue of how best to allocate the expected \$57,000 budget surplus, which under the present budget proposal will be used to discount 2008 assessments.

After discussion regarding the advantages and disadvantages of how to allocate the budget surplus, Mr. Schmitt made a motion to take the \$57,000 surplus out of the 2008 budget and refund it to the homeowners. Rather than issue a refund check to each homeowner, the amount will simply be credited to each First Quarter. This procedure has the advantage of keeping the assessment relatively level from year to year, rather than jumping up and down as much as 15% per year. With this budget amendment there will be no net change in the annual total assessments paid by each homeowner, but it will have the effect of showing assessments as going down approximately 4% for Phase 1+2 homeowners and up 1% for Phase 2 homeowners. Mr. Ritter seconded the motion and the budget was approved as amended.

7. New Business

New passes for private ski lift-

Mr. Wagman commented that although the new passes are in place for the private ski lift he has spoken to the lift attendants and they are not checking for passes, and in fact, have been specifically instructed not to check passes. Mr. Schlesinger and Mrs. Hodson confirmed the same problem. Mr. Craig said he

would follow up with Aspen Skiing Company and The Pines Homeowners Association to make sure these passes will be checked in the future.

State of local real estate market

Mr. Schmitt asked Mr. Craig to provide a summary of real estate activity for the year at the Owl Creek Homes. Mr. Craig pointed out that two Owl Creek Homes had sold in 2007 for prices of just under \$5 million and just over \$5 million. There are currently two Owl Creek Homes listed for sale at approximately \$5.5 million and \$5.7 million. The Owl Creek Homes continue to occupy a unique niche in the Snowmass real estate market that is highly desired.

Poor quality of cell service at Owl Creek Homes

Mr. Schlesinger brought up the issue of whether the Homeowners Association could do anything to improve cell service, which is traditionally very weak at Owl Creek, Two Creeks and The Pines. Mr. Schlesinger is also a member of the Pines HOA and said he would bring the issue up at their Annual Meeting later this week and that the HOA's might be able to work together to come up with a solution.

In the course of discussion, it was noted that Sprint coverage is generally quite good at the Owl Creek Homes but most others are poor. Mr. Ross mentioned that he used Sprint and that it works so well that he no longer has a land-line at his Owl Creek Home. He also noted that there are many cell signal boosters that are available that have been successful for some people.

Mr. Wagman recommended that Management consult a local telecommunications company to investigate the possibility of improving cell service for the entire area, regardless of the cell carrier that is used. Mr. Schlesinger stated that it was worth finding out what could be done and what the cost would be so the Homeowners Association would know what its options are.

Economy of scale for high-speed internet service

Mr. Wagman asked management to investigate what the options and cost might be to provide high-speed wireless internet service through the Homeowners Association. It is now assumed that all homes have or desire to have high-speed internet services and that better service might possibly be had for a lower cost if it were done as a group. Management will investigate those options.

8. ADJOURNMENT

Mr. Schmitt moved for adjournment, Mr. Barnes seconded, and the motion was carried. The meeting was adjourned at 4:50 P.M.

Respectfully submitted,

Eugene Schmitt, Secretary