

OWL CREEK HOMES ASSOCIATION, INC
ANNUAL OWNERS MEETING

December 29, 2008

1. CALL TO ORDER AND CERTIFYING PROXIES

Gene Schmitt, Vice- President of the Association, called the meeting to order at 4:10 PM at The Enclave Condominium conference room at 360 Wood Road in Snowmass Village, Colorado. Board members Connie Hodson, Scott Schlesinger, and Eugene Schmitt were present. Barton Craig and Michael George of Snowmass Lodging Company were also present.

Members Present	Unit #
Gene Schmitt	24
Connie and Tom Hodson	28
Cliff and Jean Findeiss	7
Doren and Sheldon Pinnell	6
Scott Schlesinger	27

Members Present by Proxy	Unit #
Les Bider	9
Harry Andrews	12
Richard Romanski	16
Helen Davis	19
Gary Judis	21
Chris Schaepe	26

TOTAL	(11/31= 36%)
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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 28, 2007. Mr. Schlesinger seconded, and the motion was approved by voice vote. Mr. Schlesinger made a motion to approve the minutes of the Annual Meeting of December 28, 2007, as written. Mrs. Hodson seconded, and the motion passed.

4. REPORT OF OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$200,000 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 deficit of \$17,260, due mostly to higher than expected costs for snow removal.

The exact amount of the operating fund deficit will not be known until all 2008 expenses are paid in late January. The 2009 assessment will be adjusted to reflect the actual 2008 year-end operating fund balance, once that number is known.

5. ELECTION OF DIRECTORS

Two three-year terms are up for re-election on the Board. Mr. Schmitt and Mr. Wagman's positions are up for re-election. The Board currently has 7 members and can have anywhere from 3 to 7 members.

Mrs. Hodson made a motion to re-elect the two Board members whose terms are expiring. Mr. Schlesinger seconded and both Board members were reelected via voice vote.

6. UNFINISHED BUSINESS

2009 Budget Review and Ratification

Mr. Craig presented the homeowners with the 2009 budget proposal. Mr. Craig asked any owners present if they had any questions or comments on the proposed budget.

Mrs. Hodson commented that the budget for snow removal had only been raised from \$20,000 to \$24,000 even though actual costs are expected to be approximately \$53,000. Mr. Craig responded that 2008 snow totals were historically high and not expected to repeat in 2009, although December 2008 snowfall has again been at near record totals. Mr. Craig assured the homeowners that per previous instructions from the Board, Management will borrow from the Reserve Fund in the short-term to cover any budget deficit for items that are necessary, such as snow removal. Given the uncertainty of snowfall totals, the budget for snow removal will not be changed but Management will allocate whatever funds are necessary.

Mr. Schlesinger made a motion to approve the 2009 Operating Budget as presented. Mrs. Hodson seconded the motion and the motion was passed with a voice vote and the budget was approved as presented.

7. New Business

Recommendation of water shut off devices

It has come to the attention of the HOA that the hot water circulating lines are susceptible to small leaks which can cause significant damage to the interior of the homes. Although a water shut-off device will not have any effect on the process that causes these leaks, they can be an effective tool to minimize damages, especially in a vacant home. Snowmass Lodging Company has recommended the Flo-Logic and has installed one in an Owl Creek Home. When this matter was brought to the Owl Creek Board it was decided to open this issue for discussion at the Annual Meeting to determine if this was a homeowner or homeowner's association responsibility.

The members present agreed that while this is not a responsibility of the HOA, the installation of these devices will be to the benefit of the HOA as well as homeowners. Mr. Craig pointed out that in the past these leaks have led to insurance claims of tens of thousands of dollars to both the HOA and individual homeowners. In recognition of the fact that the devices will require extra management by the homeowner or property managers and that they will be installed inside the homes, the members are reluctant to require their installation.

Mr. Schmitt made a motion to approve the purchase and installation of these devices for all Owl Creek Homes to be paid for out of the Reserve Fund. Further, a notice will be sent to all Owl Creek Homeowners explaining all of the issues and given them 60 days to either accept the installation of the Flo-Logic the expense of the HOA, or the right to decline the installation. Mr. Schlesinger seconded the motion and the motion was carried by a voice vote.

New County requirement for carbon monoxide detectors

Mr. Craig noted that both Pitkin County and the Town of Snowmass Village have passed new requirements for carbon monoxide detectors that will take effect in the coming months that require the installation of at least two additional detectors in each Owl Creek Home. This issue is not the responsibility of the HOA, as each homeowner is responsible for their carbon monoxide detection. However, by bringing this matter up it can now be entered in the Minutes so that homeowners can be made aware of these new rules.

8. ADJOURNMENT

Mr. Schmitt moved for adjournment, Mrs. Hodson seconded, and the motion was carried. The meeting was adjourned at 5:06 P.M.

Respectfully submitted,

Eugene Schmitt, Secretary