

OWL CREEK HOMES ASSOCIATION, INC  
ANNUAL OWNERS MEETING

December 31, 2013

1. CALL TO ORDER AND CERTIFYING PROXIES

Hank Anderson, President of the Association, called the meeting to order at 3: PM at The Enclave Condominium conference room at 360 Wood Road in Snowmass Village, Colorado. Board members Hank Anderson, Gene Schmitt, Connie Hodson, Scott Schlesinger, were present. Barton Craig and Michael George of Snowmass Lodging Company were also present.

Members Present	Unit #
<b>Hank Anderson</b>	02
<b>Cliff Findeiss</b>	07
<b>Harry Andrews</b>	12
<b>Gene Schmitt</b>	24
<b>Connie and Tom Hodson</b>	28

Members Present by Proxy	Unit #
Doren Pinnell	6
Mitchell Bleznak	8
Les Bider	9
Harry Andrews	12
Tony Gorry	15
Helen Davis	19
Richard Romanski	16

TOTAL (12/31=45%)

Verification of the signed proxies established that the required quorum of 39% 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. Andrews made a motion to waive reading the minutes of the Annual Meeting of December 31, 2012. Mrs. Hodson seconded, and the motion was approved by voice vote. Mr. Andrews made a motion to approve the minutes of the Annual Meeting of December 31, 2012, 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 \$544,627 in its Reserve Fund, which is held in bank accounts and short-term CDARS through Alpine Bank.

The Proposed Budget has been prepared with the assumption that the Association expects to end the year with an operating deficit of \$1,081.

The exact amount of the operating fund deficit will not be known until all 2013 expenses are paid in late January. The budget has been prepared with the assumption that the operating deficit will be transferred to the 2014 Operating Budget. Any general year-end surplus or deficit or from the allocated by Phase portion of the Operating Budget will be carried forward to the 2014 budget and its corresponding assessments.

### 3. ELECTION OF DIRECTORS

Two Board positions are up for re-election on the Board, as Mr. Wagman and Mr. Schmitt were elected to 3 year terms in December of 2010. The Board currently has 7 members and can have anywhere from 3 to 7 members.

Mr. Anderson made a motion to nominate Mr. Wagman and Mr. Schmitt to serve another term on the Board. Mrs. Hodson seconded and a voice vote, they were elected to another term.

### 4. UNFINISHED BUSINESS

#### **2014 Budget Review and Ratification**

Mr. Craig presented the homeowners with the 2014 budget proposal. Mr. Craig suggested one change to the proposed budget that has been approved by the Board and sent to all homeowners prior to the meeting. Per a meeting last week with the Association's independent insurance agent, 2013 premiums will remain flat to those of the prior year. The deductible was increased from \$2,500 to \$5,000 in order to help keep the premium costs down.

Mr. Craig asked any owners present if they had any questions or comments on the proposed budget.

Mr. Schmitt made a motion to approve the budget as amended for lower insurance premiums. Mr. Andrews seconded, and the budget was approved as amended by a voice vote.

### 5. New Business

Mr. Anderson asked about how Colorado treats replacement of cedar shake roofs, as that is the roofing component at this association. Mr. Craig replied that a reasonable roof life expectation in the mountains is 15-20 years, and the Owl Creek Homes are now at approximately 16 years old. A rough estimate of roof replacement costs for all properties is \$700-\$800,000 for roof replacement. Discussion ensued about the merits of starting a multi-year increase in Reserve Funding assessments to prepare for roof replacements. The Board at its most recent meeting requested that management obtain an opinion from a third-party consultant to advise the association on this matter. The consultant has in turn advised that he will be able to inspect the roofs after the snow clears from them in the spring. Members should be prepared that an assessment increase to provide supplemental funding for roof replacement is likely to occur in 2014.

### 6. ADJOURNMENT

Mr. Schmitt moved for adjournment at 3:42 PM. Mr. Andrews seconded, and the motion was carried. The meeting was adjourned at 3:42 P.M.

Respectfully submitted,

Eugene Schmitt, Secretary