

## **OWL CREEK HOMEOWNERS ASSOCIATION**

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### ***MINUTES OF THE APRIL 12th, 2023, BOARD OF DIRECTORS MEETING***

#### **I Call to Order**

Kay Hanafin called the Meeting to order via Zoom conference call at 3:03 pm with Board members, Ed Thomas, Gene Schmitt, Jay Warren, Z. Divjak and Chuck Lohmiller. Barton Craig of Snowmass Lodging Company was also present. Bob Kaufmann and Chris Beebe also joined for part of the meeting.

#### **II Proof of Notice of Meeting**

Mr. Craig presented proof of notice of the meeting, which was via email.

#### **III Reading and Approval of the Minutes**

Mrs. Hanafin made a motion to waive the reading of the Board Meeting Minutes of March 8th, 2023, and approve them as written, Mr. Thomas seconded, and the motion was passed unanimously via voice vote.

#### **IV Old Business**

##### **Construction Update-Bob Kaufmann**

**No update from Sherwin Williams on paint on deck railings**

**Construction trailer will be set up at 509 BMD-must be removed by Dec 1<sup>st</sup>**

**Punch list-Steve and Brett addressing—thresholds, etc.**

##### **Snowmelt Options**

-Do nothing and address as issues present

-Crystal Valley Plumbing to install new valves in one home for an estimated cost of \$7,000

-Address specific units as needed

After discussion, the Board decided not take any action on retrofitting the snowmelt system with new valves, as the problems are not critical and the cost of the retrofit is prohibitive at this time. The addition of valves can be done at a later date if the Board decides to move in that

direction.

### **Concrete issues update**

-Walk through of 15 units completed  
Bob and Chris saw blemishes and staining but did not see systemic scaling or spalling. But one deck each at 813 and 610 BMD and 202 SS need to be replaced due to scaling.

-Rudd received Phil Vaughn report on April 12<sup>th</sup>  
HOA should receive the report in the next week or so.

-Mick to clean a few decks possibly  
Terry McGovern from WJE said the decks are fine to power wash, Rudd is pushing back that they are not ready for pressure washing.

-Next steps  
Mrs. Hanafin noted that Rudd is not being responsive in resolving the concrete issues, given that 16 additional homes are going to be poured this year. Mr. Kaufmann will set up a meeting with Terry McGovern, Phil Vaughn and Bob Kaufmann and Chris Beebe and Brandon Watson and will facilitate this meeting.

### **Parapet Stone Caps-How do we get punch list work completed**

Mr. Kaufmann and Mr. Craig will contact the masonry subcontractor used by Rudd in 2022 to try to schedule this work.

### **Hot Tub Walls-HOA responsibility (Rudd not available)**

How do we address the hot tub walls that need work? Mr. Kaufmann suggested reaching out to the vendor used by Rudd this fall and perhaps work with them directly to create a scope of work if they have time in their schedule for this summer. The same vendor can be contracted to perform the punch list work on the parapet stone caps.

### **Exterior lights**

Mr. Warren had sent photos of three different families of fixtures to the Board members for review. When the Board can come to a decision on which family of fixtures, then one or more fixtures in that style could be installed on a home for review. Traditional, Transitional and Modern are the three styles under consideration.

**Window replacements-Bart still waiting for quote from Roaring Fork Glass**

The complication is that Pella no longer manufactures the same replacement casement windows so it is taking a long time for the vendor to work with Pella to get quotes.

**HOA Management Update (Frias Properties) Jay Warren**

-Contract negotiations-Terms and the language. Mr. Warren submitted a redline version of the contract. Insurance is one issue that is still being negotiated. Mr. Warren noted an issue with language not being added to the contract specifying what services will be provided in the rental and non-rental property contracts. It was language that was in the proposal but absent in the contract. And thus far, has not been added to the contracts.

**v. New Business**

**Fund Balances as of April 12, 2023**

Reserve Fund	\$177,209.49
Deck Replacement Fund	\$1,828,716.19 (not including most recent assessment of \$1,550,000)
Unpaid assessment	\$50,000 508 SS Special
	Bob Kaufman-Feb and March Chris Beebe-Feb and March

**vi. Adjournment**

Mr. Thomas made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 3:30 pm.

Submitted by,

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Eugene Schmitt, Secretary/Treasurer