

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE June 11th, 2019, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson, via conference call called the Meeting to order at 10:06 am with Board members, Richard Romanski, Harry Andrews, Connie Hodson, Z Divjak, Scott Schlesinger and Gene Schmitt also in attendance. Barton Craig of Snowmass Lodging Company was also present.

Approval of Minutes

Mr. Divjak made a motion to waive the reading of the minutes of the February 5th, 2019, Board of Directors meeting and approve them as written. Mr. Andrews seconded, and the motion passed. The motion passed via voice vote.

III. Old Business

All historical issues discussed at this meeting were documented under the New Business section for expedience.

IV. New Business

EIFS Report Discussion and next steps for Special Projects

Mr. Romanski reminded the Board members that the schedule for the special projects (exterior painting and deck railings) are likely to change drastically because of the EIFS report from WJE Engineering. Both painting and deck railings are impacted by the EIFS and should not be started until the EIFS issues are resolved. As a result, the HOA is interested in moving the roofing project forward to start in 2019.

Mr. Romanski noted that the specifications and bid packages are almost ready to be sent out for bid to the 5 pre-qualified roofing contractors. The contractors have all indicated that the roofing project can be completed or at least substantially undertaken this year. The bid packages will be sent out at the end of June. A pre-bid conference with the contractors and Poss architects is scheduled for the second week of July. The HOA expects to receive bids at the end of July and select a contractor within a week or two, as they are all pre-qualified. The selection criteria will primarily be price and timing. The roofing contract is currently being drafted by Poss architect and will be reviewed by the HOA attorney before it is executed.

Mr. Romanski noted that the engineering package for the installation of the new deck railings is also in the process of being completed.

Mr. Romanski noted that the preliminary estimates for roofing is between \$1.5 million to \$2.8 million from the different contractors.

Mr. Schlesinger expressed concern that often the cheapest bidders cut corners and do not provide the best work and that the HOA should consider this. Mr. Romanski noted that the HOA will contract Poss architecture to supervise the daily details of the work to ensure that the exact bid specification are met, regardless of which contractor is chosen. Mr. Romanski also noted that references have been checked for quality of work for all of these contractors.

Mr. Romanski noted that there will be impacts to homeowners and renters while this project is ongoing. Mr. Craig noted that renters are typically less willing to accept construction impacts than homeowners and rental homeowners should be notified as soon as possible that a roofing project will occur at Owl Creek Homes starting in August. Mr. Divjak noted that construction impacts are not uncommon in hotels and that renters and homeowners will adjust to it.

Mr. Schmitt made a motion to begin the roofing project this summer, as soon as possible, Mr. Andrews seconded and the motion was unanimously approved.

Release of EIFS Report to homeowners

Mr. Romanski suggested that all homeowners should receive the EIFS report for general distribution. The report indicates that the damage is not uniform throughout all of the home. What is uniform are problems with the joints between the EIFS where it transitions to other surfaces. These issues must be addressed throughout the buildings. The report also notes deficiencies in the flashing, which must also be addressed. Mr. Schlesinger noted that homeowners insurance may cover some of these expenses and offered to look into this possibility.

Mrs. Hodson inquired that in the interest of transparency the homeowners should be notified of the changes to the special projects. Mr. Romanski asked if Mrs. Hodson and Mr. Andrews and Mr. Craig could in the next several days draft a letter to the Homeowners. Mr. Andrews also suggested drafting a cover letter for the EIFS report to

send to all of the homeowners at the same time. The Board agreed on this course of action.

V. Adjournment

Mr. Schmitt made a motion for adjournment. Mr. Romanski seconded, and the motion was passed. The meeting was adjourned at 11:00am.

Submitted by,

Mrs. Hodson, Secretary/Treasurer