

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE October 6th, 2021, BOARD OF DIRECTORS MEETING

I Call to Order

Ms. Hanafin, called the Meeting to order via Zoom conference call at 10:13 am with Board members Chuck Lohmiller, Z. Divjak and Connie Hodson in attendance. Barton Craig of Snowmass Lodging Company was also present.

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. Hodson made a motion to waive the reading of the Board Meeting Minutes of September 22nd, 2021, and approve them as written, Mr. Lohmiller seconded, and the motion was passed unanimously via voice vote.

IV Old Business

V. New Business

Discussion of Audit Candidates led by Mr. Lohmiller and Mr. Divjak

Mr. Lohmiller contacted Plant and Moran, a national accounting firm which he has over 20 years experience using. Their estimated cost is \$30,000 to perform the desired HOA audit for 2020 and 2021. Mr. Divjak contacted Swank Accounting, a smaller Colorado firm that he works with. Their estimated cost would be \$6,500 per year for an audit, so a cost of \$13,000 to audit 2020 and 2021. The audit would include the Operating Fund, Renovation Fund and Reserve Fund. Total cost would be \$15,000-18,000. Mr. Lohmiller made a motion to request an engagement letter from Swank for the scope of work described by the proposal. Mrs. Hanafin seconded and the motion was passed unanimously. Mr. Divjak will contact Swank to get an engagement letter and formal proposal.

Potential New Board Member – Sheraton Kalouria

The current Board terms are as follows:

Mr. Divjak and Mr. Lohmiller's terms expire at the end of 2021. Mr. Romanski's vacated position also expires at the end of 2021.

Mrs. Hodson, Mr. Schmitt and Mr. Schlesinger's terms expire at the end of 2022. Mrs, Hanfin's postion expires at the end of 2023.

Mrs. Hanafin spoke to Mr. Kalouria about his interest and willingness to serve on the Board. Mr. Romanski's term is vacant but expires at the end of 2021. Mr. Divjak suggested an interview with Mr. Kalouria and discuss the time commitment to serve on the Board. Mr. Warren has expressed interest in the past about serving on the Board as well. Mrs. Hanafin will contact Mr. Warren and Mr. Kalouria about one of them potentially serving on the Board.

Follow-up to Doren Pinnell's letter

Jody Edwards has drafted a reply to the letter from Ms. Pinnell's of Sept 21st. The Board members voted to send the letter to Ms. Pinnell.

Mini drywell installations to mitigate gutter drainage issues

The Board approved the proposal by MC Landscaping to create small drywells under the downspouts of homes that have drainage issues related to installation of new gutters over garages in 2020. This resulted in large ice patches on portions of driveways last winter. There are 8 homes in need of this work at an estimated cost of \$2,000 each. The Board approved the expense to be charged to the Reserve Fund. Mrs. Hanafin requested that Management oversee at least the first couple of installations to insure that no complications arise and that proposal cost from the vendor is appropriate to amount of labor required to complete each drywell. This work will start as soon as possible, ideally in the next week or two.

VI. Adjournment

Mr. Lohmiller made a motion for adjournment. Mrs. Hodson seconded, and the motion passed. The meeting was adjourned at 11:20 am.

Submitted by,

Mrs. Hodson, Secretary/Treasurer