

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE November 12th, 2021, BOARD OF DIRECTORS MEETING

I Call to Order

Ms. Hanafin, called the Meeting to order via Zoom conference call at 1:02 pm with Board members Scott Schlesinger, Gene Schmitt, Chuck Lohmiller, and Connie Hodson in attendance. Barton Craig of Snowmass Lodging Company was also present. Bob Kaufman 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

Mr. Schmitt made a motion to waive the reading of the Board Meeting Minutes of October 6th, 2021, and approve them as written, Mrs. Hodson seconded, and the motion was passed unanimously via voice vote.

IV Old Business

V. New Business

Deck Replacement bids

Bob Kaufman noted that a bid proposal for complete deck replacement for the Owl Creek Homes was sent out to 9 local qualified contractors. Of those 9, five showed up for an onsite meeting last month. Two firms submitted bids: Summit Sealants and CUC. CUC has been the primary contractor working on 813/814 deck replacements. Both are qualified for the project. The Board has been provided with a spreadsheet with specific bid comparisons between the two bids.

The bids have been reviewed by the HOA technical consultants. Next week a meeting will be scheduled to interview each General Contractor to better understand the specifics of their bids, including Construction Management Plan and schedule. A tentative date of Thursday, November 19th at 1:30pm Mountain Time has been set but will be reconfirmed after the potential Contractors have been contacted. Both companies propose to start the project in mid-April and finish by Thanksgiving. Unforeseen conditions may make that schedule unrealistic but by definition, we will not know how many unforeseen conditions will exist.

Insurance Claim Option

The Board requested Mr. Craig to contact the HOA insurance agent John Wilkinson about the possibility of filing an insurance claim for some of the expense for deck replacement. The Board members present acknowledge that the possibility of insurance coverage is not likely but that it is worth pursuing.

Set date and time and location for Annual Meeting

Mrs. Hanafin made a motion to hold the Annual Meeting via Zoom on Tuesday, December 28th at 4pm Mountain time. Mr. Schmitt seconded and the motion was unanimously passed. Mr. Craig will send the Notice of the Annual Meeting within the required timeframe of 14-30 days prior to Meeting with the 2022 Proposed Budget once it is approved at the next Board Meeting, which has been set for Tuesday, November 30th at 1pm Mountain Time.

Mr. Craig reminded the Board that the Board positions of Mr. Divjak and Mr. Lohmiller Board terms expire at the end of the year and the seat vacated by Mr. Romanski also expires at the end of the year.

VI. Adjournment

Mr. Lohmiller made a motion for adjournment. Mrs. Hodson seconded, and the motion passed. The meeting was adjourned at 2:55 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer