

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE January 12th, 2022, BOARD OF DIRECTORS MEETING

I Call to Order

Ms. Hanafin, called the Meeting to order via Zoom conference call at 3:05 pm with Board members, Gene Schmitt, Chuck Lohmiller, Z, Divjak, 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 December 22nd, 2021, and approve them as written, Mrs. Hanafin seconded, and the motion was passed unanimously via voice vote.

IV Old Business

V. New Business

Selection of General Contractor

Mr. Kaufman summarized that on behalf of the HOA he sent out a Proposal invitation to 9 General Contractors. On Oct 20th, five of the Contractors met onsite at Owl Creek Homes for a pre-bid meeting, On Nov 5th, two bids were received from CUC and Summit Sealants. Rudd Construction submitted a bid on Dec 20th. The HOA has 3 bids for the project. Interviews were conducted with each Contractor including questions about the details of the bids and construction plan and proposed schedule.

Mr. Kaufman noted that all 3 Contractors are qualified, but Rudd is the best fit for the following reasons: they are a true GC Company, rather than a specialty vendor that also can act as GC, as CUC is primarily a concrete company and Summit Sealants is primarily a waterproofing company. Rudd has 45 years of experience in the Valley and have completed many multi-family residential renovations in Snowmass Village. Their bid is between \$2.3-3 million less than the other two competing bids. They are currently working on a deck waterproofing project in Aspen at River Park (a \$10.5 million project). Their fees for managing the project are \$500,000 less than. Rudd's bid is also less

expensive for change order fees (10% vs 15%) than the competing bids. Rudd proposes to use AAA for waterproofing work, the premier vendor in the valley. Rudd will self-perform demo and also any framing. Rudd is also open to bidding out the deck railing replacement if FROL is unable to continue as vendor for any reason.

Mr. Divjak made a motion to accept the proposal from Rudd Construction for deck replacements at Owl Creek Homes, Mr. Schmitt seconded and the motion was unanimously passed. Mr. Kaufman will communicate with Rudd to inform them of the Board decision so they can begin to mobilize resources and commit to subcontractors and begin contract preparation with a GMP.

Letter to Homeowners

Mrs. Hanafin will draft a letter to the homeowners summarizing that a GC has been selected and an approximate schedule for special assessment payments with an estimate of total costs.

Assessment

Mr. Kaufman will prepare a monthly cash flow expenditure spreadsheet for the project to assist the Board in detailing the assessment amounts and due dates, including contingency and soft costs for all consultants. Mr. Kaufman will work on refining the estimate for soft costs

Monthly Board Meetings

408 Burnt Mtn change request/ 610 Streamside Lights

Architectural change for 408 Burnt Mountain Drive was approved by the Board.

Next Board meeting: February 9 at 3:00 pm Mountain Time

VI. **Adjournment**

Mr. Schmitt made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 4:23 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer