

## **OWL CREEK HOMEOWNERS ASSOCIATION**

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### ***MINUTES OF THE February 8th, 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, Scott Schlesinger, Jay Warren, Z. Divjak and Chuck Lohmiller. Barton Craig and Michael George 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**

Mr. Lohmiller made a motion to waive the reading of the Board Meeting Minutes of January 11th, 2023, and approve them as written, Mr. Divjak seconded, and the motion was passed unanimously via voice vote.

#### **IV Old Business**

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

2023 Schedule-Order of buildings will be 1100,700, 900, 500,400,1000,200,100 Buildings. This scheduled places the 900 building earlier in the summer to hopefully satisfy the requests of two homeowners in this building.

Walk through/punch list Burnt Mountain units-punch lists have been created. The punch list repairs will be done when weather allows in the spring.

Snowmelt adjustments-Mr. Kauffman trying to hire an engineer to offer consulting for better snowmelt controls that could help with these problems. While, is been difficult to find an engineer with the time, Mr. Kaufmann is working on setting up a meeting next week.

Scupper detail completed-awaiting approval from Everett.

Concrete spalling issue-reaction to cure and seal. On some decks portions of concrete are flaking and white residue is appearing on the surface, which is likely related to the cure and seal. The current plan is to clean the decks in question and remove the cure and seal to see if this

solves the problem and prevents further damage. The decks will receive the required regular concrete sealing this spring/summer.

### **Additional Construction Issues 2023/2024—set dates**

Exterior lights-Jay Warren report

Mr. Warren started with the question, should the HOA take the opportunity to upgrade all existing exterior light fixtures for uniformity and to meet SMV dark sky compliant lighting. An example of cost of dark sky compliant fixtures is \$200-400 per fixture. Those fixtures are smaller than most existing lights. Electrician labor, stucco and paint repairs would need to be considered as well. A general estimate would be \$2,000-3,000 per home if billed evenly. Project could also be billed pro rata. Owl Creek Homes has about 80 exterior lights and the number varies by homes, partly because of differences in the buildings and because some homeowners have added lights over the years.

Should the HOA have a pre-approved list of light fixtures. One problem is that over time those fixtures would likely not be available. If there is no pre-approved list, then the Board would have to approve each request independently.

Mr. Warren also said that in the interim, establish a standard for light temperature and brightness.

Also, provide provisional approval for 609 while communication the plan for upgrade in the future.

Mr. Warren's made a motion to upgrade all exterior home lighting and to assign the cost pro rata. Mr. Thomas seconded the motion to replace all exterior lighting. The motion was passed unanimously. Mr. Schlesinger noted the choice of fixture needs to be made. Mr. Beebe has provided recommendations. Mr. Warren suggested getting 2-3 recommendations in a couple appropriate sizes, install them and see how they look and function and then made the decision.

Parapet Stone Caps-Rudd and Bob Kaufmann to obtain 3 bids for this work.

Hot tub walls-replacement vs. caulking, chinking, additional stone-obtain bids- Ed and Jay

Windows-broken seals

Mr. Craig worked with Roaring Fork Glass to inspect and document windows in 25 of 31 homes. Remaining homes to be inspected on Feb 17<sup>th</sup>. Awaiting quotes from vendor for all window replacements.

**Caulking/Sealing seams around window trim—Mr. Craig to obtain bids**

Premier-Hot tub deck and Privacy Walls

Update on overpayment of \$33,265.92

Bob and Kay had call with Premier. Mrs. Hanafin summarized that the contract was for a fixed price. Discrepancy occurred because Mr. Kaufmann was not aware of all payments made to Premier. Attorney Jody Edwards stated that based on his review that Premier does owe the HOA a refund of that amount. Mrs. Hanafin will write a letter to Premier demanding the refund, based on the HOA attorney review.

## **v. New Business**

Vacasa terminated HOA Management agreement on 1/31 to end management on 5/31/23

Mr. George explained that the while Owl Creek Homes HOA has been mostly insulated from Vacasa corporate, but Chamonix and Enclave are not. Vacasa set up custom contracts with these properties which led to breaches of contract, as they have been unable to meet the terms of the custom contracts. Those two HOAs notified Vacasa of their intention to end the management agreement. Vacasa then sent Notices to Terminate all 4 Snowmass Village HOA contracts on Jan 31<sup>st</sup> to be effective on May 31<sup>st</sup>.

Mr. George has reached out to a local property management company (Frias) and is in discussion with that company taking over all 4 HOAs, keeping local staff and keeping all existing fees. Mr. George is

optimistic this might create the smoothest transition. A meeting is set for next Wednesday and Mr. George will update Mrs. Hanafin after that meeting.

Mr. Warren asked if the Board should reach out to other property management companies as an independent HOA to assess options and solicit interest. It was agreed that this would be prudent and Mr. Thomas, Mr. Warren and Mrs. Hanafin will work on this in the next week. Some companies mentioned were Willow Creek, Romero Group, Destinations by Hyatt and Alpine Property Management.

The Board also unanimously reiterated the long-standing instruction that HOA disbursements can only be made with signatures from two local singers (Mike George and Barton Craig).

**Fund Balances as of February 8th, 2023**

Reserve Fund	\$142,474.78
Deck Replacement Fund	\$2,250.152.61
Unpaid	
Rudd Draw #7 Nov	\$308,854
Rudd Draw #8 Dec est	\$200,000 (estimated)
Estimated balance after Nov/Dec draws paid	\$1,741,298
Special Assessment:	
3 <sup>rd</sup> installment (due April 1st 2023)	\$50,000 per home
4 <sup>th</sup> installment (due Sept 2023)	\$25,000 per home

HOA to send communication to homeowners regarding schedule, preparation for 16 homes, and Vacasa termination

Permission to release contact information for Owl Creek community

**VI. Adjournment**

Mr. Warren made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 4:57 pm.

Submitted by,

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Eugene Schmitt, Secretary/Treasurer