

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE July 30th, 2019, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson, via conference call called the Meeting to order at 12:05 pm with Board members, Richard Romanski, Connie Hodson, Z Divjak, and Gene Schmitt were also in attendance. Barton Craig and Michael George of Snowmass Lodging Company was also present.

Approval of Minutes

Mrs. Hodson made a motion to waive the reading of the minutes of the June 19th, 2019, Board of Directors meeting and approve them as written. Mr. Romanski seconded, and the motion passed. The motion passed via voice vote.

III. Old Business

IV. New Business

Review of bids for Roofing Project

Mr. Romanski noted that he had sent a summary review and recommendations to the Board of the bids received by the HOA after the close of the bidding period of July 24th for the roofing project.

Rocky Mountain Gutters was the lowest bid but they indicated they cannot finish the project until 2021 and have not shown they can fulfill the performance bond. As a result, even though they are lowest bidder, their bid is not being considered.

Horn Brothers Roofing provided the second lowest bid at \$1,718,764. Their references are excellent and they performed the roofing project at the Roaring Fork Club, which was done with the same C'dur materials as the Owl Creek Homes project. Mr. Romanski noted that throughout the process dating back several months, they seemed the most professional and thorough of all of the bidders.

Ajax Roofing was the next highest bidder at \$1.8 million. Their bid also did not include heat tape, and substituted a lower grade under-layment. As a result, their bid would have to be modified to a much higher amount.

The final two bids from GZO Roofing was at \$2.5 million and Pacific Sheet Metal was at \$2.57 million, which are both substantially more expensive than Horn Brothers and Ajax.

Based on the references, bidding process and the bids themselves Mr. Romanski recommends choosing Horn Brothers as the contractor for the roofing project. Mr. Romanski expects to get Horn Brothers to lower their bid by approximately \$100,000 before a contract is signed.

Mr. Romanski made a motion to approve Horn Brothers bid and sign a Letter of Intent to accept their bid, contingent on the drafting and approval of the contract, which will be reviewed by the HOA attorney and that Mr. Romanski will be authorized to sign the contract and all other documents pertaining to the approved Renovation Projects on behalf of the Owl Creek Homes Association. M. Divjak seconded and the motion was passed unanimously via voice vote.

Mr. Craig asked the Board if homeowners will absolutely be prohibited from occupying their homes while the roofing project is occurring in their home. Mr. Romanski noted that homeowners should be discouraged in every way possible from occupying their homes while it is being re-roofed, both because of the delay it may cause the project as well as injury and liability concerns for the HOA. Mr. Craig will draft a letter to be sent to all homeowners before the start of the project specifying why it is not possible for homeowners to be in residence while their roof is being replaced. This letter will first be sent to the Board for review.

EIFS Color

Mr. Romanski noted that there appears to be agreement on the new color for the EIFS for homeowners that have seen the mock up, which is the central color in the mock-up at the entry of Burnt Mountain Drive. The new railings will be black. The wood trim color has not yet been decided.

EIFS Repair

Mr. Romanski noted that the HOA is waiting for a proposal from the structural engineering company for EIFS repairs. Because of temperature limitations it appears that EIFS repairs will be done on only two duplexes this fall. Exterior painting can be undertaken after EIFS repairs are done on each building.

Deck Railings

Mr. Romanski noted that new deck railings are expected to be completed in two phases. One phase will be on the rear of the buildings and will be performed by the EIFS contractor, as they are integrated into the EIFS. The second phase for railings on the front

of the buildings may be awarded to the longtime HOA contractor. This projects are scheduled for 2020.

Request from David Straz to install snowmelt for 915 Burnt Mtn driveway

Mr. Craig submitted to the Board a request from David Straz, owner of 915 Burnt Mountain Drive, to install a snowmelt system for their driveway. The homeowner proposes to install a new boiler, so that the HOA snowmelt system would remain separate. Of course, all expenses and operating costs and future repair and replacement would be borne by the homeowner and not the HOA. The system would require that the driveway be changed from an asphalt surface to concrete, which would be black to match the asphalt as closely as possible.

Mr. Romanski noted that as part of the HOA roofing project new gutters will be installed under the garage roofline which will substantially reduce ice build up on that part of the driveway and perhaps with that information the homeowner will not feel the need to convert their driveway to snowmelt. Board members also expressed reluctance to set a precedent for homeowners to substantially change Common and Limited Common Elements and particular concern that this request would result in one driveway being constructed of a completely different material than the rest of the complex. He also noted that in the coming years the HOA will likely undertake repairs and possible modifications to the driveways and that approving this request may complicate those decisions in the future. Mr. Romanski suggested that Mr. Craig contact Mr. Straz and inform him of the new gutter installation to see if that will alleviate his desire to modify his driveway.

V. Adjournment

Mr. Schmitt made a motion for adjournment. Mr. Divjak seconded, and the motion was passed. The meeting was adjourned at 12:57 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer

