

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE November 29th ,2016, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson called the Meeting called to order at 10:04 am via a conference telephone call. Other Board members present via conference call were Gene Schmitt, David Barnes, Lee Wagman, Richard Romanski, and Connie Hodson. Michael George and Barton Craig of Snowmass Lodging Company by Wyndham were also present. Bill Anderson of Wyndham joined the meeting at approximately 10:45 am.

II. Approval of Minutes of December 7, 2015

Mr. Schmitt made a motion to waive the reading of the minutes of the December 7, 2015, Board of Directors meeting. Mrs. Hodson seconded, and the motion passed. Mr. Schmitt made a motion to approve the minutes, as written, and Mrs. Hodson seconded. The motion passed via voice vote.

III. Old Business

A. Allocation of budget surplus/deficit

Based on operations through October 2016, management expects Owl Creek to end the year with on budget, with no surplus or deficit. But actual year-end financials will certainly end with either a small surplus or deficit. The 2017 Proposed Budget assumes a zero carry forward. Based on past year's practice, the Board could transfer this surplus to the Reserve Fund by vote of the Board, with the exception of surplus or deficits from the few line items of the budget which are allocated by Phase, the 2016 budget has been prepared to propose that the amount from these allocated line items will be carried forward to the budget year assessment by Phase.

Actual operating results for the rest of the year may change how the HOA will end the 2016 year against the budget.

The reserve fund generated \$830 in interest income through October 2016. The external accountants have advised that any net credit to the Miscellaneous line item be allocated to a line item that will have a specific future expense. Mr. Wagman made a motion to allocate the net credit in the Miscellaneous line item at year end to the Roof Replacement line item. Mr. Romanski seconded, and the motion passed.

Mr. Anderson made a motion to allocate any surplus, with the exception of amount from the few line items of the budget which are allocated by Phase from the 2016 operating fund, after external review, to the reserve fund. Mr. Schmitt seconded. After a voice vote, the motion passed. The net surplus will be divided between the Roof and Exterior Surfaces line items, per the discussion in the budget rationale.

IV. New Business

A. Assessment/Budget 2017

Mr. Craig provided a summary of the budget year proposal. Assessments for each Phase are proposed to nominally increase. Total allocation of funds is proposed to increase 1.72% over the prior year. Mr. Craig asked the Board members if they had any questions about specific line items of the proposed budget.

Mr. Schmitt made a motion to approve the budget as presented. Mr. Wagman seconded, and the motion was passed via voice vote.

B. Budget & Financial Review 2016

The Reserve Fund balance is expected to be at \$789,373 at year-end 2016 (prior to any proposed operating fund surplus transfer), and it is expected to grow to \$864,352 prior to any fund expenditures by year end 2017.

C. Window Replacement Policy

Per communication sent by management to the Board in September, the warranty from Pella on all windows within the Owl Creek Homes Association has either expired, or will expire in the next 18 months, depending on the individual window. The HOA Declaration states that the exterior of the window is the responsibility of the HOA, but the interior are the responsibility and property of each homeowner. Almost all window replacements are due to fogging and spotting from failing seals within the window. Management recommends that the Board clarify the HOA responsibility for replacing windows that are not under warranty due to seal failure, as this issue will become an ongoing expense, either to the HOA or to individual homeowners.

Mr. Craig recommended polling the owners on this issue and offered to draft a correspondence piece from the Board to the members about it for the upcoming annual meeting.

Mr. Wagman asked if there were any preventative maintenance tasks that the HOA or the

members can undertake to help to extend the life of the windows. Mr. Craig will investigate with local vendors to see if they can provide any recommendations.

D. Schedule & Agenda for Annual Owners Meeting

The annual meeting is scheduled for December 29, 2016, at 4:00 pm. The meeting can be held at either The Enclave or Woodrun Place, depending upon availability of either meeting room. Directions will be provided in the Notice of the Meeting to the members.

E. Other New Business

Board Elections

The following Board positions are up for election at the next annual meeting, as Mr. Wagman and Mr. Schmitt were elected to 3 year terms in 2013.

F. Adjournment

Mr. Schmitt made a motion for adjournment. Mr. Anderson seconded, and the motion was passed. The meeting was adjourned at 10:54 A.M.

Submitted by,

Mr. Schmitt, Secretary