

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE December 21st, 2021, BOARD OF DIRECTORS MEETING

I Call to Order

Ms. Hanafin, called the Meeting to order via Zoom conference call at 1:05 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. Bob Kaufman joined for a portion of the meeting.

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

Mrs. Hodson made a motion to waive the reading of the Board Meeting Minutes of November 12th, 2021, and approve them as written, Mr. Lohmiller seconded, and the motion was passed unanimously via voice vote.

IV Old Business

V. New Business

2022 Budget Proposal

Management has provided to the Board a draft of the 2022 Proposed Budget, which includes an increase in assessments of 5.7% for Phase 1+2 homeowners and a .5% decrease for Phase 2 homeowners, due to the fact that ski lift expenses are projected to decrease for 2022 as a result of a large maintenance repair that is not expected to recur.

Mr. Craig noted that the largest increases in the proposed budget are insurance (\$17,000), Legal (\$7,500) and Painting (\$19,800). There is a decrease in Water & Sewer (\$4,188). Almost all other line items in the budget have no increase or decrease for 2022.

Mr. Schlesinger made a motion to approve the Proposed Budget as presented, Mrs. Hanafin seconded and the motion was unanimously passed. Mr. Craig will send he 2022 Proposed Budget to all homeowners with the Notice of Annual Meeting.

Current project review

Railings – Street side completed as well as mountainside on 813, 814 and 509, 712 and 900 building

Hot Tub Decks – One hot tub deck needs to be built, all others are complete

Privacy Walls – hopefully completed by Christmas (they have been instructed to not take down unless they are putting new one in)

EIFS – Done with punch list

Paint – Done

Stonework (stone caps/hot tub decks)

Punch List – completed except for what will be done next year

Review emergency deck replacement 813/814

Unfortunate situation - skewed drain with tilted control joints unacceptable work - CUC has accepted full responsibility

Will test sealers on this deck

Timeline for deck to be replaced

2022 Proposed deck replacement project

Avoid water seepage, need protection - waterproofing

Review 813/814 costs which we haven't received yet to have conversations with CUC and Summit's estimates

CUC

Summit Sealant

Cold vs hot apply

Timeline

Everett redo some of his waterproofing details

Board members

Sheraton Kalouria

Mark Terpylak

Set date and time and location for Annual Meeting

VI. **Adjournment**

M made a motion for adjournment. M seconded, and the motion passed. The meeting was adjourned at pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer