

## **OWL CREEK HOMEOWNERS ASSOCIATION**

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### **MINUTES OF THE April 14th, 2021, BOARD OF DIRECTORS MEETING**

#### **I. Call to Order**

Mr. Romanski, called the Meeting to order via Zoom conference call at 3:04 pm with Board members Richard Romanski, Scott Schlesinger, Kay Hanafin, Chuck Lohmiller Gene Schmitt, Z. Divjak, and Connie Hodson were in attendance. Attorney Jody Edwards was present for part of the meeting. Barton Craig and Michael George of Snowmass Lodging Company was also present.

#### **II. Old Business**

##### **Cease and Desist Letter to Doren Pinnell**

Per a decision at the Board meeting on April 2<sup>nd</sup> the Board reviewed the letter drafted by Mr. Edwards to Mrs. Pinnell to either provide evidence of her accusations of impropriety or cease and desist immediately. The Board will approve the letter with a small edit after the meeting and notify Mr. Edwards to send the letter as soon as possible. The Board may elect to copy all Owl Creek Homeowners on this letter.

#### **III. New Business**

The Board discussed the document request, via email of 4/14/2021, from the homeowner of 609 Streamside for receipts for all HOA reimbursable expenses to Mr. Romanski during the Renovation Project for 2019 and 2020. Mr. Edwards confirmed that this request is within the rights of any homeowner. The HOA is required only to make the documents available for inspection and/or copying during business hours of the property management company. Management will contact the homeowner and make the documents available for inspection or copying.

Mr. Schlesinger noted that this homeowner is a gadfly and recommended a strategy of ignoring as much as possible their requests while satisfying the law and no more. Mr. Edwards agreed.

Mr. Schlesinger made a motion that the Board has reviewed the expenses related to reimbursement of Richard Romanski from the inception of the capital project through April 14, 2021. The Board finds the reimbursement to have been appropriate and in accordance with the governing documents of the Association. The Board, further, has determined that there is no merit in any inference of impropriety regarding these matters. Mr. Divjak seconded, and the motion passed unanimously. The Board will include the first two sentences of this motion in the letter to the owner of 609

Streamside with the reply to their document request regarding these expenses.

I. **Adjournment**

Mr. Schlesinger made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 4:25 pm.

Submitted by,

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Mrs. Hodson, Secretary/Treasurer