

OWL CREEK HOMES ASSOCIATION, INC
ANNUAL OWNERS MEETING

December 27, 2017

1. CALL TO ORDER AND CERTIFYING PROXIES

Connie Hodson, Board Member, called the meeting to order at 4:08 PM at The Enclave Condominium conference room at 360 Wood Road in Snowmass Village, Colorado. Barton Craig and Charley Case of Snowmass Lodging Company were also present.

Members Present	Unit #
Andrews	12
Warren	08
Schmitt (via phone)	24
Romanski (via phone)	16
Anderson (via phone)	02
Hodson	28
Toren	17
Divjak	11

Members Present by Proxy	Unit #
Gorry	15
Schaepe	26
Terpylak	04
Bider	09
Davis	19
Pinnell	06

TOTAL	(14/31= 47%)
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Verification of the signed proxies established that the required quorum of 33% of Owl Creek owners was achieved.

2. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

3. READING AND/OR DISPOSAL OF UNAPPROVED MINUTES

Mr. Anderson made a motion to waive reading the minutes of the Annual Meeting of December 29, 2016. Mrs. Hodson seconded, and the motion was approved by voice vote. Mr. Anderson made a motion to approve the minutes of the

Annual Meeting of December 29, 2016, as written. Mrs. Hodson seconded, and the motion passed.

4. REPORT OF OFFICERS

Mr. Craig noted that the Association expects to end the 2017 year with approximately \$859,829.36 in its Reserve Fund, which is held in bank accounts and short-term CDARS through Alpine Bank.

The Proposed Budget has been prepared with the assumption that the Association expects to end the 2017 year on budget, with no significant surplus or deficit. It is likely the HOA will end the year with either a small surplus or deficit. Per instructions from the Board, any budget surplus from expenses that are common to all Phases will be transferred to the Reserve Fund. Any surplus or deficit from costs allocated by Phase will carry forward to the 2017 Budget for each Phase.

The exact amount of the operating fund surplus/deficit will not be known until all 2016 expenses are paid in late January.

Mr. Divjak asked if the Reserve Fund is where funds for potential roof replacement are kept. Mr. Craig noted that a large portion of the Reserve Fund is allocated for roof replacement but that given the expected cost of new roofs that a Special Assessment for a portion of this project might be considered, but that is dependent on when new roofs are purchased and their exact cost, none of which are currently known.

5. ELECTION OF DIRECTORS

The position of Mrs. Hodson expires and is up for nomination.

Mr. Anderson made a motion to nominate Mrs. Hodson to serve another term on the Board. Mr. Schmitt seconded and called for a voice vote, and Mrs. Hodson was elected to another term.

6. UNFINISHED BUSINESS

Reserve Fund Projects 2018

The HOA is planning on performing repairs to the EIFS siding (stucco) siding throughout the Owl Creek Homes in 2018. Expected cost is estimated to be approximately \$30,000.

The HOA is planning on performing gutter inspection and repairs and modifications where necessary, as a result of impact of water drainage on the EIFS siding. Again, costs are difficult to estimate but are likely to be about \$20,000.

Road and driveway crack fill repairs and sealcoating is scheduling to be performed in late spring/early summer for a cost of approximately \$20,000.

As the 2018 Budget includes a Reserve Fund contribution of \$74,980 and the planned expenditures are approximately the same amount, it is likely the HOA will end 2018 with the Reserve Fund at about the same balance as is current.

2018 Budget Review and Ratification

Mr. Craig presented the homeowners with the board approved 2018 budget proposal. The 2018 Budget was prepared with the assumption that the HOA will end the year roughly on budget, with a small deficit in Phase 1+2 allocated costs, and a small surplus in Phase 3 allocated costs. The proposed budget has an increase in assessments of approximately 7-8%, due mostly increases in the R&M Budget for the addition of a major re-caulking project in Phase 1 and 2, and complete gutter flushing.

Mr. Craig asked any owners present if they had any questions or comments on the proposed budget.

Mr. Warren noted that he did not believe that the budget that is under discussion addressed any of the larger maintenance issues that have been concerns of his since he purchased his Owl Creek Home in early 2017. Specifically, he asked about budget allocations for EIFS repairs, which he is extremely concerned about due to building inspections that have noted deficiencies in this area. He also noted the HOA's lack of communication and follow through in regard to this item, as well as concerns about gutters, drainage around the buildings, and road and driveway repairs. Mr. Warren noted he would like more transparency with the Board communication and decision making. A lengthy discussion ensued in which Mr. Craig and the Board members explained that all of these items have been under discussion by the Board but none would be part of the 2018 Operating Budget, which is what is under discussion and up for vote at the Annual Meeting. All of those items, when they are addressed, would be Reserve Fund allocations. The various Board members tried to assure Mr. Warren that they take these matters seriously and were in the process of being studied, but were not prepared to allocate large sums of money on these projects without further study. Mr. Warren disagreed with this opinion. The Board emphasized that their responsibility is to all of the homeowners and would not be forced into

action by the opinion of one. Mr. Schmitt and Mr. Romanski tried to assure Mr. Warren that all of the issues that he has brought up are taken seriously by the Board and will be addressed at the appropriate time after they are studied further.

Mrs. Hodson suggested that the Board send a survey to all members asking what issues are of concern to them within the HOA. Mr. Warren welcomed such a survey.

Mr. Schmitt made a motion to approve the budget as presented. Mr. Romanski seconded. Mr. Warren noted that he would not approve for the Proposed Budget. The budget was approved by a majority of the voice vote.

Roof Repairs/Replacement

To summarize discussion from the 2015 Annual homeowners Meeting, while the Association has had no significant roof repairs, visual inspection of the roofs indicated that they should be replaced in the next 3-5 years. The roofs are rated with a 30-year life span, but the environmental conditions locally make that unrealistic. A related issue is that the Association insurance agent warns each year that finding an underwriter for the HOA policy will become more difficult and more expensive each year because of the cedar shake roofs. Cedar shakes are no longer allowed as a roof material in Snowmass Village but many brands of composite wood materials that resemble cedar shakes are available and are rated with a longer life-span.

As the HOA has not had any roof leaks or significant roof repairs, the timeframe for roof replacement is still to some degree at the discretion of the Board and the members. The Board will continue to study the state of the roofs and gather information and pricing for new roofs, but no action is planned at this time.

7. New Business

Cathy Toren made a motion to create a Neighborhood Group in an effort to build more of a sense of community within the Owl Creek Homes. This group would be social in nature and not directly related to the business of the HOA and would communicate via email, as long as each homeowner agrees to provide an email address. Charley Case noted that Wyndham may have an internet portal that may be available for use for this purpose and he will inquire. Mr. Andrews seconded and the motion was passed

via voice vote. Mr. Craig will contact each homeowner to get their permission to share email addresses.

8. ADJOURNMENT

Mrs. Hodson moved for adjournment. Mr. Andrews seconded, and the motion was carried. The meeting was adjourned at 5:50 P.M.

Respectfully submitted,

Eugene Schmitt, Secretary