

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE April 4th, 2002, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson called the meeting to order at 1:00 P.M. via a conference telephone call. Board members present via conference call were Hank Anderson, Connie Hodson and Eugene Schmitt. Michael George and Barton Craig of Snowmass Lodging Company were also present.

II. New Business

A. Board Composition

As Mr. Puder has sold his Owl Creek Home and is no longer a member of the Owl Creek Homeowners Association he has submitted his resignation from the Board. Mr. Schmitt made a motion to nominate Mr. Anderson as Board President. Mrs. Hodson seconded the motion, and the motion was passed.

Mr. Schmitt nominated Mrs. Hodson as Board Secretary. Mr. Anderson seconded, and the motion was passed.

B. Allocation of funds for wildflower sod replacement

Mr. Craig reminded the Board that at the Annual Homeowners Meeting it was decided to spend \$20,000 from the Reserve Fund for replacement of wildflower sod in the entryway areas. The Reserve Fund has no money allocated for grounds replacement. This is generally considered an Operating Expense and is not included in Reserve Fund models. The disbursement of Reserve Funds is not at the discretion of management.

Mr. Schmitt made a motion to allocate \$20,000 from Roof line item of the Reserve Fund for wildflower replacement. Mrs. Hodson seconded the motion and the motion was passed.

C. Reserve Fund

Management asks the Board if they would like to consider funding the Reserve in the 2003 Budget. After discussion the Board directed management to prepare a review of the Reserve Fund and recommend different courses of action for funding during the upcoming year.

D. Concete deck repairs

It has come to the attention of management that a few Owl Creek Homes have experienced leaks in the waterproof membrane of the concrete patio decks. In the first year of construction R.A. Nelson did warranty repairs for one or two decks that leaked. Management supervised a similar repair to another deck in the fall of 2001. In the last three months management has been alerted to three more deck leaks. One deck has been repaired, while the other two leaks are scheduled for repair. The average cost for repair is approximately \$3,500.

Management has consulted with R.A. Nelson on the cause of the problem. There are many possible causes, including the design of the deck, the application of the waterproof membrane, the interaction of the snowmelt lines with the membrane, and the settling of the homes. Neither R.A. Nelson nor Plath Roofing admits to any fault.

The repairs are not currently covered by any warranty. Management is in the process of contacting the manufacturer of the membrane material as well as getting the specifications for the construction of the decks.

Management is of the opinion that none of the vendors are going to voluntarily perform warranty repairs. The options to consider are whether to accept this problem as regular maintenance, or to obtain legal counsel to determine if there are any negligence issues.

The Board instructed management to continue the investigation into the deck specifications and advise it of the results. The Board further instructed management to check with a local attorney to find out if there is any merit in attempting to recover the costs of deck repairs from the builder or the subcontractors responsible for the construction of the decks.

E. Request for gutter relocation

Mrs. Hunt, Owl Creek #14 owner, has requested that the Association consider changing the location of the gutter for OC#13, which drains onto her stone hot tub deck. Since this is design of most of the homes and since the decks are power washed once a year and swept two times per year, the Board did not authorize Mr. Craig to move the gutter at the cost of the Association. If Mrs. Hunt wishes to pay for the gutter move, and her OC#13 neighbor agrees, the Board will reconsider the issue.

VI. Adjournment

Mrs. Hodson made a motion for adjournment. Mr. Anderson seconded, and the motion was passed. The meeting was adjourned at 1:30 P.M.

Submitted by

Connie Hodson, Secretary