

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE NOVEMBER 20, 2003, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson called the Meeting called to order at 10:00 A.M. via a conference telephone call. Board members present via conference call were Connie Hodson, Hank Anderson, and Eugene Schmitt. Michael George and Barton Craig of Snowmass Lodging Company were also present.

II. Approval of Minutes of December 6th, 2002

Mr. Schmitt made a motion to waive the reading of the minutes of the December 6th, 2002 Board of Directors meeting and approve them as written. Mrs. Hodson seconded, and the motion passed.

III. Old Business

A. Allocation of Surplus

Based on operations through three quarters, management projects that the Association will finish fiscal 2003 with a surplus of approximately \$13,000. The Board's prior instructions to management are to carry forward any surplus to the next year's budget. Based in consultation with the Board, management has prepared the 2004 Budget with any 2003 Budget surplus being transferred to the Reserve Fund.

The Board members all agreed that the 2004 Budget should be prepared with any budget surplus being transferred to the Reserve Fund.

Mr. Schmitt made a motion to create a standing rule to instruct management to review each year how to allocate any budget surplus, whether to refund homeowners, discount assessments or transfer to the Reserve Fund. Mr. Anderson seconded and the motion was passed.

IV. New Business

A. Assessment 2003

Mr. Craig provided a summary of the 2004 Budget proposal. He noted that apart from normal price increases the only substantive differences in the 2004 Budget was the inclusion of a \$1,000 contribution to the Reserve Fund from each homeowner, allocation of \$10,000 in the Ground budget for sod replacement and the addition of a service contract on the snowmelt systems. Mr. Craig asked the Board members if they had any questions regarding the proposed budget or the accompanying rationale.

Mr. Schmitt noted that based on the Reserve Fund contribution and the expected budget surplus, that \$44,000 will be contributed the Reserve Fund, bringing its total to approximately \$159,000.

Mrs. Hodson made a motion to approve the budget proposal as presented. Mr. Schmitt seconded, and the motion passed. Mr. Craig will mail the Proposed Budget and Rationale to all of the homeowners with the Notice of the Annual Meeting.

B. Budget & Financial Review 2003

Based upon results of operations through September, management projects that the Association will finish fiscal 2003 with a surplus of \$13,000. The bulk of the surplus is the result of an almost \$7,000 savings in irrigation water costs due to metering problems by Snowmass Water and Sanitation. The HOA is also \$6,000 under budget in R&M General.

C. Schedule & Agenda for Annual Owners Meeting

Mr. Anderson offered to host the annual meeting at his home on Monday, December 29th 2003, at 4:00 pm. The other Board members thanked Mr. Anderson for offering to host the meeting. Mr. George and Mr. Craig will advise Mr. Anderson, if the count of expected attendees grows large enough to change venues to one of the meeting rooms at Chamonix or Woodrun Place.

Mr. Craig will send a Notice of Meeting to the members giving the time and location of the annual meeting.

One Board position will be up for re-election. Mr. Anderson was elected to a three-year term in 2000. Mr. Craig will advise the homeowners that a position is up for election.

D. Miscellaneous –New Business

No new business

VI. Adjournment

Mrs. Hodson made a motion for adjournment. Mr. Schmitt seconded, and the motion was passed. The meeting was adjourned at 10:22 A.M.

Submitted by

Eugene Schmitt, Secretary