

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE NOVEMBER 17, 2008, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Anderson called the Meeting called to order at 3:05 pm via a conference telephone call. Board members present via conference call were Hank Anderson, Al Lattof, David Barnes, Connie Hodson, Scott Schlesinger, and Lee Wagman. Michael George and Barton Craig of Snowmass Lodging Company were also present.

Approval of Minutes of November 20, 2007

Mr. Anderson made a motion to waive the reading of the minutes of the November 20th, 2007, Board of Directors meeting and approve them as written. Mrs. Hodson seconded, and the motion passed.

III. Old Business

A. Allocation of budget deficit

Based on operations through the first three quarters management expects to end the year with a budget deficit of approximately \$17,260 due primarily to higher than expected costs for snow removal, which was partially offset by savings in several line items, and an additional \$10,000 in income from the initiation fees.

Per previous instructions from the Board the 2009 Budget has been prepared with this deficit built into the budget.

B. Reserve Fund allocations

The only planned allocation from the Reserve Fund is the replacement of the final 10 snowmelt boilers at a cost of \$3,800 per boiler for fiscal 2008. This work was completed this week and all homes have new snowmelt boilers installed over the last 3 years.

IV. New Business

A. Assessment 2009

Mr. Craig provided a summary of the 2009 Budget proposal and noted that the total application of funds by the HOA between 2008 and 2009 has increased only from \$621,000 to \$625,000. The carryover of the projected 2008 budget deficit is the only reason assessments are increasing to any measurable degree. Grounds are projected to go up by \$20,000 and painting to decrease by \$17,000. Most other areas of the budget are either flat or incurring small inflationary increases.

Mr. Wagman made a motion to approve the budget as presented. Mr. Anderson seconded, and the motion passed. The proposed budgeted assessments for 2009 are therefore set at \$642,052.

B. Budget & Financial Review 2008

Based upon results of operations through October, management projects that the Association will finish fiscal 2008 with a deficit of \$17,270. Even with the expense of 10 new snowmelt boilers, the HOA expects to end the year with \$200,000 in the Reserve Fund.

C. Schedule & Agenda for Annual Owners Meeting

The annual meeting is proposed for Monday, December 29, 2008, at 4:00pm. Mrs. Hodson offered to host the meeting at her home this year, assuming her family members would not mind. If not, Mr. Craig will try to change the annual meeting venue to the meeting room at Chamonix.

D. Other New Business

In the opinion of the Board the operational program for ticket checking on the Poma lift has not worked as well as hoped for. The Board members asked Mr. Craig to check with the other partner (The Pines) in the lift operation overhead to find out if they would be interested in participating in hiring direct labor to operate the lift and better control its use.

Mr. Craig will send a Notice of Meeting to the members giving the time and location of the annual meeting, as well as a copy of the proposed budget.

Mr. Craig noted that two Board positions are open for reelection: Mr Schmitt and Mr. Wagman's positions.

V. Adjournment

Mrs. Hodson made a motion for adjournment. Mr. Anderson seconded, and the motion was passed. The meeting was adjourned at 3:45 pm.

Submitted by

Connie Hodson, Acting Secretary