

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE JULY 22, 2011, BOARD OF DIRECTORS MEETING

I. Call to Order

Mrs. Hodson called the Meeting called to order at 10:16 am via a conference telephone call. Board members present via conference call were Gene Schmitt, Scott Schlesinger, Connie Hodson and Lee Wagman. Michael George and Barton Craig of Snowmass Lodging Company were also present.

II. Approval of Minutes of November 23, 2010

Mr. Wagman made a motion to waive the reading of the minutes of the November 23th, 2010, Board of Directors meeting. Mrs. Hodson seconded, and the motion passed. Mr. Wagman made a motion to approve the minutes, as written, and Mr. Schmitt seconded. The motion passed.

III. Old Business

IV. New Business

A. HOA Fire Extinguisher Policy

The HOA received a recommendation from our insurance underwriter that all Owl Creek Homes should have proper fire extinguishers placed and maintained within the homes. After consultation, the recommendation is (3) 5-lb A-B-C (Dry chemical) fire extinguishers per home-one in the laundry/mechanical room area, one in the kitchen area and one to service the two upper bedrooms. The HOA has obtained a quote to provide them in bulk for a price of approximately \$45/each; a discount of approximately 25%. The quote to service the extinguishers as a bulk account each year is \$650, versus approximately \$1,500 to do individually. The issue before the Board is how to act to ensure that this request is met.

Mr. Schmitt made a motion to adopt a policy to require all of the homeowners to have three fire extinguishers installed and maintained at standard service intervals, only, in all units at association expense, assuming that none are already there. If there are already fire extinguishers present and operational in any units, than those would not be replaced, as long as they meet the criteria set by the fire marshal that they be 5lb. or larger A-B-C extinguishers. All homeowners are to receive written notice from management before the policy is enacted to specify the initial installation location of each fire extinguisher in each home. Mr. Wagman seconded, and the motion passed.

B. Growth of trees-tree topping and tree removal

Mr. Wagman opened the discussion with a request to trim the top several feet off two cottonwood trees that obstruct the view from this master bedroom. Mr. Wagman noted that the cottonwoods have grown to a very large state in many locations. Mr. Schmitt asked that Bart have the trees tagged with two colors – one to identify those scheduled to be removed, and one to identify those scheduled to be topped. Bart will advise the membership of the process, so that interested members can be involved in the decisions that affect which trees are scheduled to be removed or trimmed. Mr. Wagman thought that this was a good process. Mr. Schlesinger commented that cottonwood root systems can be invasive to structural foundations and lawns, causing other types of damages.

Bart advised that the association tree vendor, Earthwise, had recently recommended that some trees should be removed.

Mr. Schmitt also commented that the grounds program be reviewed with respect to height of lawn mows, shrub trimming, and weed control, and, if necessary, the budget be amended to fund additional work next year.

Mr. Wagman noted that the flowers and shrubs by the phase III sign have grown high enough to obscure the entry sign at the street. He and Mrs. Hodson asked Bart to attend to this area.

Mrs. Hodson and Mr. Schlesinger asked that Bart contact his counterparts at the SkiCo and the Pines master association to ask that they perform some maintenance and improvements near the portable toilet and along the surface lift.

C. Other New Business Snowmass Club options

Mr. Schlesinger asked if the Owl Creek homeowners could obtain a special deal at the Snowmass Club. He felt that their membership staff was amenable to the idea. Mr. Schlesinger made a motion to have Bart approach the Snowmass Club to explore the idea with Snowmass Club staff. Mr. Wagman seconded, and the motion passed.

D. Adjournment

Mr. Wagman made a motion for adjournment. Mrs. Hodson seconded, and the motion was passed. The meeting was adjourned at 10:50 AM.

Submitted by,

Mr. Schmitt, Secretary