

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE August 31st, 2020, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Romanski, via conference call called the Meeting to order at 11:15 am with Board members Richard Romanski, Harry Andrews, Z. Divjak, Gene Schmitt and Connie Hodson were also in attendance. Barton Craig of Snowmass Lodging Company was also present. Rich De Campo of Poss Architecture was also present.

III. Old Business

There was no Old Business to review.

IV. New Business

Mr. Romanski noted that the deck railing project began two weeks ago at 509 Burnt Mountain Drive and uncovered some issues that will require additional work. When the soffit was removed on patio decks to examine underlying conditions it was discovered that water staining and fungus was seen on the underside of the decks. This was not unexpected, as water has stained many of these areas over the years. The HOA architect and structural engineer were brought in to assess the damage. They have determined there are no structural concerns about the state of the wood or the decks but that mitigation and repairs need to be performed. Similar conditions were found in the remaining 8 homes that are scheduled for deck replacement this year. The HOA has contracted Eccos to remediate all fungus in these areas. This work will start later this week and should be completed in 2 days work. Any carpentry work that is needed to replace any wood damaged beyond repair will be done by Front Range Living, the contractor that is replacing the deck railing. In short, damaged portions of the deck will be repaired and waterproofing mitigation will be done to prevent similar damage going forward.

On another issue related to deck railing replacement, Mr. Romanski reminded the Board that on the guest master bedroom patio decks the deck railings are attached to parapet walls and EIFS of the building. This is a building element that was previously identified as a problem area during EIFS study, as there are only wooden caps protecting the EIFS and as a result a plan was already made that during deck railing replacement these water damaged wooden caps would be removed, the HOA would inspect the framing of the parapets (and repair as needed) and replace the wooden caps with flagstone. This work is planned to be done on all 31 homes this year. When this work began it was discovered that in approximately half of the

units, the parapets show a fair amount of rot, which was not unexpected. The exact scope of work for these repairs is currently being developed by the structural engineer and architect and costs are not yet known.

Mr. Romanski also noted that when EIFS was removed from the parapet walls the vendor was surprised to find gypsum board rather than plywood sheeting behind the EIFS. Mr. De Campo was brought in to assess this matter. Mr. De Campo has now confirmed that this was somewhat standard practice at the time and not a building deficiency. However, the gypsum board was not wrapped with water shield (also not required at the time), and this issue will be remedied as repairs are made to the parapet walls. It is not known yet if this condition will be found in other buildings, but it will be repaired as needed, which will result in an upgraded standard for this building element going forward. Mr. Romanski reminded the Board that all repairs to EIFS are Reserve Fund expenses and not part of the Renovation Project special assessment. Costs are not yet known for these changes but at this point it does not appear to be significant and should be able to be allocated from the Reserve Fund.

Mr. Divjak noted that going forward the HOA must be more proactive in matters of maintenance, as he believes deferred maintenance issues have contributed to the deck problems and repairs. Mr. Romanski agreed and also noted that the HOA Reserve Fund study needs to be updated and could be done by the Board itself in the near future.

Mr. Romanski noted there are also maintenance issues with the wooden hot tub decks and privacy screens. He is working on a project to replace all of these elements that are resistant to rot and will not require regular maintenance. This project does not yet have a cost estimate or funding plan but could be implemented in 2021.

V. Adjournment

Mr. Divjak made a motion for adjournment. Mr. Andrews seconded, and the motion passed. The meeting was adjourned at 12:26 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer