

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE April 2nd, 2021, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Romanski, called the Meeting to order via Zoom conference call at 3:05 pm with Board members Richard Romanski, Scott Schlesinger, Kay Hanafin, Chuck Lohmiller Gene Schmitt, Z. Divjak, and Connie Hodson were in attendance. Jody Edwards was present for part of the meeting. Barton Craig of Snowmass Lodging Company was also present.

II. Approval of Minutes

Mr. Schmitt made a motion to waive the reading of the minutes of the March 24th, 2021, Board of Directors meeting and approve them as written. Mr.Divjak seconded, and the motion passed via voice vote.

III. Old Business

There was no Old Business to review.

IV. New Business

Request from 306 Burnt Mountain Drive owner

Mr. Romanski noted over the last year the owner of 306, Doren Pinnell, has requested multiple times for tire repairs and one for a set of tires. In July 2020 she submitted a repair for \$32.57. The nail or screw could have come from anywhere. Management paid the invoice without consulting the Board. Since that time two more tire repair requests have been submitted. In September 2020 Mr Romanski denied the second request. In January 2021 she submitted a third tire repair request, even though no work had occurred at her home in several months and that the HOA is not taking responsibility those repairs.

Mrs. Pinnell responded to this denial of her request by sending an email accusing Mr. Romanski of having non-approved repairs done at his home at the HOA expense. Mr. Romanski copied the Board on this serious accusation and asked Mrs. Pinnell for more detail and proof of this accusation. She followed by requesting contact information for all of the vendors doing HOA special project work. Mr. Romanski and Mr. Schlesinger and other Board members felt this information should not be provided until after this matter could be discussed by the Board with legal counsel. Mr.

Romanski and Mr. Schlesinger feel this is libel and reflects poorly on the entire Board.

Mr. Craig offered anecdotal stories and comments from Doren Pinnell that make him think her accusation is related to her dissatisfaction with gutter installations.

Mr. Edwards asked if each unit “type” was treated the same during the Renovation project. Mr. Romanski and the Board confirmed that this is correct. Mr. Edwards noted that tire repairs are not the HOA responsibility. It may be the responsibility of the contractor, if they do not make a good faith attempt to clean up, which is part of their contract. Mr. Edwards confirmed the HOA should not be held responsible for tire repairs.

Mr. Edwards offered to write a cease and desist letter to Mrs. Pinnell, asking for evidence of her accusations. Regarding the request for contractor contacts, Mr. Edwards noted that under the CCIOA each homeowner does have a right to be provided any HOA contract to be viewed or copied. The request must be made in writing. Mr. Edwards recommended giving Mrs. Pinnell the contractor contact information. Mr. Divjak suggested offering Mrs. Pinnell to come view the HOA contracts at his office, as that is what she is entitled to under CCIOA, even though she had not made that particular request. With approval of the Board and Mr. Edwards, Mr. Craig will contact Mrs. Pinnell and offer for her to come to his office where she can view and/copy the HOA contracts for the contact she requested.

I. Adjournment

Mrs. Hodson made a motion for adjournment. Mr. Schlesinger seconded, and the motion passed. The meeting was adjourned at 4:14 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer