

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE April 14th, 2021, BOARD OF DIRECTORS MEETING

I. Call to Order

Mr. Romanski called the Meeting to order via Zoom conference call at 3:04 pm with Board members Richard Romanski, Scott Schlesinger, Chuck Lohmiller, Gene Schmitt, Z. Divjak, and Connie Hodson were in attendance. Attorney Jody Edwards was present for part of the meeting. Barton Craig and Michael George of Snowmass Lodging Company were also present.

II. Old Business

Cease and Desist Letter to Doren Pinnell

Per a decision at the Board meeting on April 2nd the Board reviewed the letter drafted by Mr. Edwards to Mrs. Pinnell to either provide evidence of her accusations of impropriety or cease and desist immediately. The Board will approve the letter with a small edit after the meeting and notify Mr. Edwards to send the letter as soon as possible. The Board has agreed to copy all Owl Creek Homeowners on this letter.

III. New Business

The Board discussed the document request, via email of 4/14/2021, from the homeowner of 609 Streamside for receipts for all HOA reimbursable expenses to Mr. Romanski during the Renovation Project for 2019 and 2020. Mr. Edwards confirmed that this request is within the rights of any homeowner. The HOA is required only to make the documents available for inspection and/or copying during business hours of the property management company. Management will contact the homeowner and make the documents available for inspection or copying.

Mr. Schlesinger noted that when the Board is dealing with a gadfly, a strategy of simply satisfying the requirements of the law in responding to their requests should be sufficient. Prolonged engagements over meritless matters are Mr. Edwards agreed.

Mr. Schlesinger made a motion that the Board has reviewed the expenses related to reimbursement of Richard Romanski from the inception of the capital project through April 14, 2021. The Board finds the reimbursement to have been appropriate and in accordance with the governing documents of the Association. The Board, further, has determined that there is no merit in any inference of impropriety regarding these matters. Mr. Divjak seconded, and the motion passed unanimously. The Board will include a reference to this motion in the letter to the owner of 609 Streamside with the

reply to their document request regarding these expenses.

I. Adjournment

Mr. Schlesinger made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 4:25 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer