

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE December 22nd, 2021, BOARD OF DIRECTORS MEETING

I Call to Order

Ms. Hanafin, called the Meeting to order via Zoom conference call at 10:03 am with Board members Scott Schlesinger, Ed Thomas and Connie Hodson in attendance. Barton Craig of Snowmass Lodging Company was also present. Bob Kaufman was also present. Bob Kaufman joined for a portion of the meeting.

II Proof of Notice of Meeting

Mr. Craig presented proof of notice of the meeting, which was via email.

III Reading and Approval of the Minutes

Mr. Thomas made a motion to waive the reading of the Board Meeting Minutes of November 30th, 2021, and approve them as written. Mrs. Hodson seconded, and the motion was passed unanimously via voice vote.

IV Old Business

V. New Business

Current Fund balances

Reserve Fund \$94,025.58

Renovation Railings Fund \$548,356.46

Approve updated Homeowner's letter from Board

The letter will include the range of the cost of all current proposals. Mr. Schlesinger noted that the HOA may have insurance coverage due to latent issues with the deck constructions. The Board instructed Management to set up a meeting with Jody Edwards and Scott Schlesinger to discuss the legal aspects of filing an insurance claim.

Annual Meeting Agenda

Approve Agenda

Discuss finance of Deck project

Change of Declaration for line of credit

The HOA Declaration would need an amendment to allow the HOA to take out a loan or Line of Credit. After discussion on the possible unintended consequences of such an amendment or financing of the project, the Board will not add this to the Annual Meeting Agenda.

Discussion on Voting of New Board Members

Chuck, Z and Ed Board positions that are up for election at the Annual Meeting. All expressed that they will serve another term if nominated and elected.

Punch List

Chain of command

Compare Bids (Bob)

Meeting with Rudd Construction

Mrs. Hanafin noted that a meeting needs to be set up to discuss Rudd's bid likely Monday, January 3rd at 3:00pm Mountain Time via Zoom. Bob Kaufman will follow up with the Board to confirm the date and time.

Privacy Fence installation behind schedule

Premier should have finished all privacy fences by December 17th. Much of Burnt Mountain Drive still has not been completed. Premier has claimed that materials delays have been the cause.

Follow up on 813/814
609/610 Issues

Future 2022 Board Meetings - once a month

Potential New Committees with potential members for 2022:

Audit – Mr. Divjak and Mr. Lohmiller/Chuck
Architectural Exterior and Landscape Details– Mrs. Hodson, Mr. Divjak
and Ms. Hunt
Finance – Mr. Schmitt/M. Hodson
Landscape-Mr. Divjak
Legal – Mr. Schlesinger
Management of Reserve/Future Capital Campaign – Mr. Thomas
Current Project Management – Mrs. Hanafin/Mr. Lohmiller

VI. **Adjournment**

Mr. Thomas made a motion for adjournment. Mrs. Hodson seconded, and the motion passed. The meeting was adjourned at 12:40 pm.

Submitted by,

Mrs. Hodson, Secretary/Treasurer