

## **OWL CREEK HOMEOWNERS ASSOCIATION**

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### ***MINUTES OF THE January 12th, 2022, BOARD OF DIRECTORS MEETING***

#### **I. Call to Order**

Mrs. Hanafin called the Meeting to order via Zoom conference call at 3:05 pm with Board members Gene Schmitt, Chuck Lohmiller, Z. Divjak and Connie Hodson in attendance. Barton Craig and Mike George of Snowmass Lodging Company were also present. Bob Kaufmann was also present.

#### **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**

#### **IV Old Business**

The Board discussed an application by Mr. Warren for common element changes related to a proposed window and door project. The board has approved the project and will help Mr. Warren coordinate parking and project timing to the benefit of all concerned. The board will provide a letter for Mr. Warren to use in his permitting process with the Town of Snowmass Village.

The Board discussed the submission from the owner of 610 Streamside to add two deck lights, which had already been installed.

The Board will engage a consultant to establish which exterior lights are approved for replacement purposes and then be able to respond to the owner of 610 (and any other owners) who may wish to undertake exterior light replacements. The consultant will also review lighting options as they pertain to Town of Snowmass Village requirements regarding light pollution.

#### **V. New Business**

##### **Selection of General Contractor**

Mr. Kaufmann gave a summary of the bid solicitation process, which included the solicitation of bid proposals from 9 Contractors, a pre-bid meeting on October 20th with 5 interested COntrollers and eventually receiving 3 bid proposals from Summit Sealants, CUC Construction and Rudd Construction. Interviews were conducted with each candidate including questions about the details of their bid and construction plan

and proposed schedule.

Mr. Kaufmann noted that all 3 Contractors are qualified but that Rudd Construction was the best fit for the following reasons: They are a true GC company, rather than a specialty vendor that also acts as a GC; Rudd has 45 years experience in the Valley and has completed many multi-family residential renovations in Snowmass Village; Their bid is between \$2.3-3 million less than the competing bids. They are also currently working on a deck waterproofing project at River Park in ASpen (a \$10.5 million project). Their fees for managing the project are approximately \$500,000 less than CUC and Summit Sealants. Rudd proposes using AAA Waterproofing as a subcontractor and they are the premiere waterproofing vendor in the Valley. Rudd will self perform all demo and any framing. Rudd is also open to bidding out the remaining deck railing replacement to another vendor if for any reason FROL is unable to complete the project.

Mr. Divjak made a motion to approve the selection of Rudd Construction as the General Contractor under a standard AIA contract form with a guaranteed maximum price. Mr. Schmitt seconded, and the motion passed unanimously.

Mr. Lohmiller asked about whether or not any incentives could be included in the contract negotiation process with Rudd. Mr. Kaufman advised that he would work within any incentive parameters set by the board.

### **Letter to Homeowners**

Ms. Hanafin will draft a letter to the members regarding the selected general contractor. The draft will include an approximate schedule for special assessment payments with an estimated total cost.

### **Assessment**

The board discussed the hard, soft, and contingency costs of the project that will be in addition to the bid proposed and accepted by Rudd. The board intends to front load the first installment of the special assessment, and the HOA will not be soliciting any HOA (common) financing. Members who intend to obtain financing to fund the anticipated special assessments related to this project are encouraged to begin that process.

**Next Board meeting: February 9 at 3:00 pm Mountain Time**

### **VI. Adjournment**

Mr. Schmitt made a motion for adjournment. Mr. Divjak seconded, and the motion passed. The meeting was adjourned at 4:19 pm.

Submitted by,

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Mrs. Hodson, Secretary/Treasurer