

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE April 13th, 2022, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 3:05 pm with Board members, Ed Thomas, Gene Schmitt, Chuck Lohmiller, Z. Divjak, Scott Schlesinger and Connie Hodson. Barton Craig of Snowmass Lodging Company was also present. Bob Kauffmann was also present 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

Mrs. Hodson made a motion to waive the reading of the Board Meeting Minutes of March 9th, 2022, and approve them as written, Mr. Divjak seconded, and the motion was passed unanimously via voice vote.

IV Old Business

Deck Replacement Project

Building Permit has been issued by Town of Snowmass Village and paid.

Contract Negotiations between Rudd and Jody Edwards-Goal is to have the contract signed by Friday, April 15th.

Insurance-Builders Risk coverage is in place.

Demo has commenced on 600 Building. Other than a few expected nail pops in the ceiling there has not been any interior damage. The HOA will schedule repairs as needed for each building after construction is complete for each building. Rudd will document the interior surfaces of each unit prior to demo. Demo is of existing concrete is substantially complete on both units as of April 13th. Demo started on April 4th.

Concrete samples and sealants-the samples that have been poured and are curing have turned lighter than anticipated. Ashely Concrete is working on pouring new samples next week, which will also need to cure before the color can be approved.

Schedule-500 building demo will start next week.

The Board was informed on April 12th that FROL will not return for deck railing

installation for the next phase of the project. Rudd Construction will act as subcontractor or hire a subcontractor for this part of the project. Bob Kauffman and Brandon Watson will work with Jade Pender to inventory and transport all Azek materials, some of which are in storage in Basalt and some are with FROL.

Mr. Divjak asked about the construction schedule for each building to best inform homeowners what to expect. Mr. Kauffman noted that the order of buildings has changed on Burnt Mountain to prioritize homes with active leaks. Mr. Kauffman will work with Rudd on a weekly basis to update the schedule, especially as the length of time to accomplish each task on each building will better be understood as the first one or two buildings are completed and the schedule will be updated accordingly.

Hot Tub Decks and Privacy Walls

Project is completed

Punch list completed nearly completed

Mr. Craig noted that disconnect switch mounting under the spa decks and confirmation of functionality of mechanical hatch removal is still questionable.

Mr. Kauffman noted there are still concerns about the pull handles for the spa hatches, as some have broken already and there is a question about why some of the handles are offset and not symmetrically installed.

Masonry repairs needs to be scheduled and performed to repair stones around the spa walls that became disconnected during spa deck replacement.

Executive Session

At 3:49 pm Mrs. Hanafin announced the Board would meet in Executive session to discuss a legal matter. At 4:36 pm the Board exited the Executive session.

Financial Review

Balance Sheet and Income statement and Fund balances have been provided to the Board members prior to the meeting.

Special Assessment-First Installment was due April 1st, with 29 of 31 homeowners paid on time. 814 Burnt Mountain homeowner was contacted/reminded twice at the end of March. The homeowner was contacted on April 12th via phone and indicated they would send a check for all outstanding assessments. Late fees have been posted. 408 Burnt Mountain is the last outstanding payment due. That homeowner communicated that he will not pay the assessment until his concerns about project management are answered. Mr. Divjak will contact this homeowner on behalf of the Board to address his concerns to get the assessment paid.

First and Second quarter regular assessments. Second quarter assessments are not due until May 1st. All First quarter assessments are paid except 814 Burnt Mountain, who indicated a check would be sent on April 12th.

Renovation Fund (Phase 1) has a balance of \$288,586 as of today. Reserve Fund has a balance of \$67,672 NOT including the first quarter regular budget contribution of \$34,848.

The Deck Replacement Fund has a balance of \$2,842,274 with \$200,000 still owed by the homeowners listed above. The only expense from the fund so far has been \$57,236 for building permits.

Premier has not yet been paid the balance for spa decks/privacy fences. Valley Masonry has not billed for all masonry work for Phase 1 projects.

610 Streamside Exterior Light scones

Mrs. Hanafin asked Mr. Kauffman to work with architect Chris Beebe to work on a selection of HOA approved and TOSV approved scone lights for homeowners that may request to install additional patio deck lighting.

Audit

Ed Thomas to coordinate audit information with Barton Craig and Mike George for accurate reporting and accounting.

V. New Business

Board Member Selection

Mrs. Hodson would like to step down from the Board. The position of Secretary/Treasurer must be appointed and filled when Mrs. Hodson leaves the Board. The Board position itself can remain vacant, as the Declaration allows for between 3 to 7 Board members. The Board will wait until the position of

Secretary/Treasurer is filled to accept a formal resignation.

VI. Adjournment

Mrs. Hanafin made a motion for adjournment. Mr. Schlesinger seconded, and the motion passed. The meeting was adjourned at 5:05 pm. The next Board meeting will be May 11th at 3:00 pm Mountain Time.

Submitted by,

Connie Hodson, Secretary/Treasurer