

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE July 11th, 2022, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 3:03 pm with Board members, Ed Thomas, Gene Schmitt, Scott Schlesinger, Z. Divjak, Conie Hodson and Chuck Lohmiller. Barton Craig of Snowmass Lodging Company was also present. Bob Kaufmann was also present for a portion of the meeting. Ken Citron was 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 May 11th, 2022, and approve them as written, Mrs. Hanafin seconded, and the motion was passed unanimously via voice vote.

Executive Session

At 3:05 pm Mrs. Hanafin announced the Board would meet in Executive session to discuss a legal matter. At 4:25 pm the Board exited the Executive session.

IV Old Business

Deck Replacement Project Update—Bob Kauffman

600 Building

Final concrete pour delayed due to weather-scheduled for July 13th

500 Building

Ready for concrete—demo, waterproofing, snowmelt all complete. First concrete pour for 500 Building is scheduled for Friday, July 15th

101/202 Buildings- Demo to begin for 101 the week of July 11th.

Concrete schedule-planning one concrete pour every Wednesday, with some weeks with a second concrete pour.

Hot tub decks and Privacy Walls

Mrs. Hanafin and Mr. Kauffman met with Premier to discuss punch list and warranty issues with the privacy walls on Monday, July 11th.

Bowing of privacy walls with heat

Punchlist complete-Chris

Robe/Towel hooks

Stone Caps

Punchlist complete-Chris

Valley Masonry getting materials to address punchlist

Hot tub stone walls

Steve from Rudd has met with a stonemason and getting pricing for repairs.

Deck Railings

Jade Pender was in town last week with a crew to resolve many punchlist items including front rail psts, loose railing tops *smile* due to wrong adhesive/caulking, privacy wall bowing. Azek reps also attended to determine best corrections.

Mr. Craig will contact a contractor to inspect the wood deck railings of the 12 homes not scheduled for full railing replacement this year to come up with a plan to provide temporary repairs for safety.

v. New Business

1018 Burnt Mountain would like to add some plants. Per a vote conducted via email that included a detailed sketch of the proposed planting, the Board voted to approve the planting.

712 Burnt Mountain would like to widen her driveway. Per a vote conducted via email that included a detailed sketch of the proposed change to the driveway, adding asphalt, the Board voted to deny the request.

Deck Railing Communication

Per Board instruction, Mr. Craig sent an email to all homeowners reminding them to take extra caution when using the old wood deck railings.

VI. Adjournment

Mrs. Hodson made a motion for adjournment. Mrs. Hanafin seconded, and the motion passed. The meeting was adjourned at 5:03 pm.

Submitted by,

Connie Hodson, Secretary/Treasurer