

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE July 12th, 2023, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 11:04 am with Board members Gene Schmitt, Jay Warren, Z. Divjak, Scott Schlesinger and Chuck Lohmiller. Barton Craig of Snowmass Lodging Company was also present.

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. Schlesinger made a motion to waive the reading of the Board Meeting Minutes of May 21st, 2023, and approve them as written, Mr. Schmitt seconded, and the motion was passed unanimously via voice vote.

IV Old Business

Fund Balances

Reserve Fund	\$670,832.85
Construction Fund	\$2,757,479.90

Construction Update—Jay Warren has been continuing to work with Rudd to remediate various issues. Mr. Warren will schedule a meeting with Rudd next week to discuss solutions to these issues.

Concrete-color variation issues

Paint on railing and trim pieces is failing in many places. The railings and trim are composite material, which is complicated to paint because of temperature requirements (above 50 degrees). The Board has been informed that the paint itself is also no longer available in the required black color.

-Friday, July 7th—Concrete Meeting

-Mon/Tues July 10-11 Concrete/Railing Paint walk—a number of decks require some type of remediation (in addition to the 5 decks that are being repoured by Rudd). Also, mild to moderate staining on several decks, which may have been caused by Rudd during construction.

Mr.Divjak asked if the Board had interviewed other General Contractors. Mr. Warren replied that he has not. Mr. Kaufmann has indicated that local

General Contractors do not bid new jobs in the summer, so it would not be until late fall that contractors could be interviewed and contacted about bids to complete the project. Mr. Warren is also concerned that shopping other contractors might jeopardize keeping Rudd to complete the work that is in process.

Maintenance Work

- Emergency bracing of all railings not replaced has been completed
- Parapet Stone Caps/hot tub walls punchlist needs to be completed
- Steve to provide supplier to Bart
- Paint/Caulking—Bart/Jon Pullman Smuggler will connect and schedule work for the fall

Mr. Lohmiller requested that Mr. Craig create a spreadsheet or document for all HOA R&M requests and/or repairs that have been made by homeowners or revealed during inspection on homes or need to be made on all homes. The Board agreed that this needs to be done.

Communication to Neighbors

The Board agreed there is not enough information at this point to send an update to all of the homeowners.

Executive Session

Mrs. Hanafin called the Board into Executive Session at 11:19am to discuss a legal matter. The Board exited Executive Session at 11:33am

V New Business

304 Streamside Leak-Mr. Craig summarized that last week Rudd performed a small demo in the media room to investigate a small leak off the deck. The investigation did not reveal evidence of a recurring leak or a source of the water stain. Rudd will flood test the deck to see if the leak can be recreated.

Exterior lights-tabled.

HOA Management contract with Frias completed on June 1st.

VI. Adjournment

Mrs. Hanafin made a motion for adjournment, the motion was seconded by Mr. Warren and the meeting was adjourned at 12:16 pm.

Submitted by,

Eugene Schmitt, Secretary/Treasurer