

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE August 23rd, 2023, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 9:01 am with Board members Ed Thomas, Jay Warren, Z. Divjak and Chuck Lohmiller. Barton Craig of Frias Properties 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

M made a motion to waive the reading of the Board Meeting Minutes of August 9th, 2023, and approve them as written, M seconded, and the motion was passed unanimously via voice vote.

IV Old Business

Homeowner Communication

Mrs. Hanafin noted that the Board needs to provide an update to all homeowners on the deck construction project. They need to be notified that Rudd terminated the contract and also that the Board is not confident in all aspects of the quality of the work and if they are the best General Contractor for the project. Mrs. Hanafin noted that the communication could be via email, one on one phone calls, or a group Zoom meeting. After discussion it was decided that one on one communication with each homeowner is required because of the complexity of the many of the issues to explain and the inherent advantage of one on one communication. A group Zoom meeting could be scheduled after the one on one calls if necessary.

Mr. Warren noted the additional expenses that will need to be described to homeowners at some point: Azek paint failure--all of the money spent on painted Azek surfaces will have to be abandoned with a new more plan of wood and wood covered by metal. The HOA now has a price from Rudd for this work for the 15 homes that currently need it, which is \$325,000. Also, the HOA has a bid for Parapet stone punch repair, which is \$107,000-\$135,000. Mr. Warren also noted required concrete testing will be an additional \$3,000-5,000 per concrete pour. There still remain open gaps on all spa decks between decking and stone retaining walls. Management will solicit a bid

from the stone mason that the HOA is currently working with for this project but the cost is not yet known. And there will be a more expensive contract than the one terminated by Rudd for Rudd or any other GC to complete the remaining 16 units for deck replacement.

Proposed 60 foot cell tower installation off Burnt Mountain Drive

Per the previous Board meeting, Mr. Warren presented objections on behalf of the Owl Creek Homes Association at the TOSV Town Council meeting earlier this week to this tower installation. The next Town Council meeting will be on October 2nd. Mr. Warren recommends obtaining legal consultation on this matter to investigate what options the homeowners have to prevent this project. This is currently planned to be undertaken by interested homeowners and not through the HOA. The negative impact on property values near cell towers is well documented and it is in the homeowner's best interest to do everything possible to prevent this installation.

V New Business

Parapet Wall Stone Cap punchlist bid

The Board agreed to accept the bid to complete the stone cap parapet punch list by JA Vasquez. Mr. Craig will contact the vendor immediately to schedule the work. Mr. Warren will work with Mr. Craig and the vendor to choose which of the two options that were presented will be chosen.

VI. Adjournment

M made a motion for adjournment; the motion was seconded by Mr. seconded and the meeting was adjourned at am.

Submitted by,

Eugene Schmitt, Secretary/Treasurer