

## **OWL CREEK HOMEOWNERS ASSOCIATION**

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### ***MINUTES OF THE September 13th, 2023, BOARD OF DIRECTORS MEETING***

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

Kay Hanafin called the Meeting to order via Zoom conference call at 3:01 pm with Board members Ed Thomas, Gene Schmitt, Jay Warren and Chuck Lohmiller. Barton Craig of Frias Properties and Bob Kaufmann were 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. Thomas made a motion to waive the reading of the Board Meeting Minutes of August 9th, 2023, and approve them as written, Mrs. Hanafin seconded, and the motion was passed unanimously via voice vote.

#### **IV Old Business**

##### **Proposed 60 foot cell tower installation off Burnt Mountain Drive**

Per discussion at the previous Board Meeting, Mr. Warren resumed discussion regarding the SkiCo proposal to build a 60 foot cell tower to be erected between the entrance and exit of the Two Creek parking lot and start of Burnt Mountain Drive, approximately 200 steps from the entry of the Owl Creek Homes.

Mr. Warren has spoken to a few highly recommended local attorneys and so far the result of those consultations is not encouraging. It was suggested the best way to get Ski Co to recognize the the impact of this proposal is through opposition of the community, as Ski CO does seem to be sensitive to local opinion.

Mr. Warren suggested drafting a letter and get as many signatures as possible and sent it to the Town Council. Mr. Craig and Mrs. Hanafin will reach out to other Snowmass Village HOAs, including The Pines, Two Creek, Snowmass Club Villas, Fairway Drive and the other Frias managed HOAs (Homestead, Chamonix and Enclave) to gauge opposition to the cell tower and willingness to sign a letter opposing it.

Mr. Warren has an appointment with an Aspen Skiing Company project manager this Friday at the Two Creeks parking lot.

Mr. Warren expressed that it is a legitimate HOA responsibility to try to fight this installation and that it would be irresponsible not to try to prevent it. The other Board members agreed. Mr. Warren suggested allotting a \$25,000 budget, primarily for legal fees, so that the HOA can attempt to represent the homeowners against this proposal. Mr. Lohmiller agreed that it would be in the best interest of every homeowner to try to block this installation. Mrs. Hanafin suggested the possibility of bringing other homeowners and HOAs into the matter if possible.

Mr. Schmitt made a motion to approve allocating \$25,000 from the HOA Budget to use at the Board's discretion, under Mr. Warren's leadership, to do everything they can to prevent this cell tower installation. Mr. Thomas seconded, and the motion passed unanimously.

## **VI. Adjournment**

Mr. Thomas made a motion for adjournment; the motion was seconded by Mr. Lohmiller and the meeting was adjourned at 3:40 pm.

Submitted by,

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Eugene Schmitt, Secretary/Treasurer