

OWL CREEK HOMEOWNERS ASSOCIATION

MINUTES OF THE November 8th, 2023, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 3:08 pm with Board members Ed Thomas, Jay Warren, Z Divjak 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 September 13th, 2023, and approve them as written, Mrs. Hanafin seconded, and the motion was passed unanimously via voice vote.

IV Old Business

Construction Update Summary by Mr. Kauffman

Punch List Update

Some concrete patio decks still need to be washed but according to Rudd, weather and temperatures are now making that work difficult to perform or complete this year.

Chris Beeb has done a number of punch list walks and a Second Final Punch List Walk needs to be scheduled soon.

Remaining Concrete Deck Replacements

Mr. Kaufmann noted there are still 3 additional decks that need to be re-poured due to warranty issues, which will not be done until 2024 due to weather and temperature.

Azek Paint Update

Azek reps looked at the peeling paint and supposedly tested it and they concluded the paint and the application were at fault and therefore there is no warranty

from Azek. The paint used was an a product approved by Azek on their website but is no longer available.

Rudd installed plywood wrapped with metal as a test to replace this material in one location at 202 Streamside. The cost is \$370 per linear foot, which works out to \$650,000-\$1,000,000 in additional costs for the entire complex. Mr. Warren noted that this is a financial exposure for the HOA to solve this issue and a solution has not been reached.

Concrete Sealing

One topical and one penetrating sealer has been applied on a sample piece of concrete. Neither of samples were aesthetically pleasing. Chris Beebe is still exploring other options. Mr. Craig will also inquire the the longtime HOA vendor for a sealer recommendation.

Solicitation of General Contractor for 2024 Deck Replacement Project

Fiscal Responsibility—Bid package has been sent to four contractors. Mr. Kaufmann is expecting bids in the next week or two.

Summit Construction-Jake

Summit bid the project originally in 2022 and were over \$1,000,000 higher than Rudd at that time. Mr. Kaufmann indicated they are likely to be among the most expensive contractors but is a very qualified bidder.

Aspen Built-Abdi

A2 Associates

JA Vasquez Construction pulled out and will not submit a bid.

Proposed 60 foot cell tower installation off Burnt Mountain Drive

On November 6th, Snowmass Town Council denied Aspen Skiing Company request for the 36-foot cell tower at Two Creeks. The Board authorized a \$25,000 budget for tis project. Mr. Warren noted that only a small portion was used.

Homeowner Request to use Special Assessment to credit regular assessments

The owner of 916 Burnt Mountain Drive has not paid the Q3 assessment, which was due on November 1st. He has requested that a portion of the Special Assessment be used to credit his regular assessment payment. Another homeowner has requested that some or all their Special Assessment be refunded, as work on not been done at their home. After consulting with Jody Edwards, Mr. Warren noted that the Board will include in the next Board Meeting Minutes a motion specifying the exact use of the funds being held.

Amendment of 2023 Special Project Budget

Mr. Craig reminded the Board that the original schedule for the 4th installment of the Special Assessment in the amount of \$25,000 per home (\$775,000 total) was set for September 2023. At an earlier Board Meeting, the Board decided to delay that assessment due to the change in schedule for the project. This decision should be formalized via motion and vote.

Mr. Warren made a motion to amend the 2023 Budget from \$2,325,000 in Special Assessments to \$1,550,000 and to delay the previously approved fourth installment of the Special Assessment until such time that the construction schedule and capital requirements of the remaining project are known. Mr. Thomas seconded, and the motion was passed via unanimous vote.

HOA Solar Panel Policy

The Board received a new inquiry regarding solar panel installation. After discussion, the Board decided not to reconsider the previous HOA policy prohibiting solar panel installation.

Executive Session

Mrs. Hanafin called the Meeting into Executive Session at 4:05pm. The Board left Executive session at 4:15

V. New Business

Board Positions

Mr. Craig noted that the positions of Mrs. Hanafin and Mr. Divjak are up for nominations and elections at the Annual Meeting in late December. Both Board members agreed to serve another term if nominated and elected at the Annual Homeowners Meeting. A reminder to all homeowners regarding the right

to run for any Board positions should be included with the Notice of Meeting. Mr. Warren offered to draft that note.

Annual Meeting Date

The Board set the date for the Annual Homeowners Meeting as Wednesday, December 27th at 4:00pm at the Snowmass Chapel. Mr. Craig will reach out to the Chapel to confirm the meeting room is available.

Next Board Meeting

The Board set the next Meeting as Wednesday, December 6th at 3:00pm Mountain Time. One order of business will be to review the 2024 Proposed Budget.

\$10,000 Approved to Repair Hot tub Hatches

Mrs. Hanafin instructed Management to accept the proposal from JA Vasquez to provide pressure treated lumber backing to the hot tub hatches to eliminate the issue of the hatches bowing and sitting in place smoothly. This was done after a test was done which showed the proposal would solve the problem. The vendor will also provide a one-year warranty in case any adjustments are needed next year.

Roto Rooter Approved to attempt solution to 813 Drain Issue

Mr. Craig noted that per Board instructions he had attempted to line up vendors to both try to force the obstruction in the pipe forward into the municipal line and to retrieve the obstruction. Pushing the obstruction did not work and no vendor would attempt to retrieve the piece. However, Roto Rooter suggested using a piece of equipment called a de-scaler to use small spinning blades at high RPM to break the piece up. There is no guarantee that it will work, and the cost will be between \$3,500-5,000 to attempt it. After discussing it was decided to attempt this method and it is scheduled for Friday, November 10th. If it does not work, the 30-foot spruce tree will need to be cut down and 10-foot-deep excavation done to replace a section of drainpipe.

VI. Adjournment

Mr. Warren made a motion for adjournment; the motion was seconded by Mrs. Hanafin and the meeting was adjourned at 4:26 pm.

Submitted by,

Eugene Schmitt, Secretary/Treasurer