

OWL CREEK HOMEOWNERS ASSOCIATION

Minutes of September 9, 2025, 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, Kay Hanafin, Jay Warren, Chuck Lohmiller, and Ed Thomas in attendance. Kevin Mize of Frias Properties of Aspen, LLC., was also present.

II Proof of Notice of Meeting

Mr. Mize presented proof of notice of the meeting, which was via email.

III Reading and Approval of the Minutes

Mr. Hanafin made a motion to approve August 5, 2025 minutes to be added to the website. Mr. Lohmiller seconded, and the minutes were approved as written.

IV Old Business

Project and Community Updates

Mrs. Hanafin updated the board on the Reserve Fund and Construction Fund Budgets. Mrs. Hanafin then turned the meeting over to Mr. Jay Warren to update the board on the Deck Project status.

Reserve Fund Balance
\$653,738.28 on 9/9/25

Construction Fund Balance
\$1,477,923.80 on 9/9/25

Mr. Warren informed the board that the project remains ahead of schedule, despite the addition of 200 buildings. Concrete pours and punch list items are still in progress. He also addressed the deck replacements at 610 and 304 Streamside Court.

Mr. Warren reported that the change-orders and overall work quality have been very good, and the project has gone extremely well.

He also noted the successful remediation work completed beneath the deck at 203 Burnt Mountain Drive, expressing high satisfaction with the contractor's performance.

\$50K Special Assessment – Timing and Reasoning

Mrs. Hanafin informed the board that the final special assessment needs to be issued as soon as possible.

Mr. Thomas asked about this assessment and the possibility of any additional assessments related to the project. Mrs. Hanafin and Mr. Warren responded that the board would evaluate and determine the need for any future assessments.

The board decided to levy that special assessment on September 15, 2025.

Hot Tub/Deck Stonework

Mr. Warren informed the board that the spa stonework is currently under consideration, and the scope of work is being finalized to obtain accurate pricing. He presented photos of various deck features to help board members understand the options being proposed to the association. The options discussed included a stone addition, Azek addition, and raising the deck. Mr. Warren also addressed the potential cost variations between these options.

Mr. Lohmiller inquired about the price differences. Mr. Warren responded that the contractor is still in the process of finalizing those estimates. Mr. Thomas referenced the scope of work and previous quotes received for similar work.

A group discussion followed regarding the proposed options, associated costs, and potential repair solutions. The board agreed to review the forthcoming pricing details and revisit the topic at a future meeting. The long-term impact of the repair was also discussed, with consideration given to how ownership could derive the greatest value from the investment.

Mr. Warren will provide cost estimates once they are received from the vendor. Mr. Thomas requested that any relevant design or cost information from the project's architect be reviewed. Mr. Warren confirmed he would follow up with the architect during the upcoming weekly OAC meeting.

Reserve Study & Attachments

Mr. Lohmiller informed the board that the HOA previously conducted a reserve study in 2012. He reported that he has now received updated quotes from two separate companies to perform a new reserve study.

Mr. Lohmiller reviewed the differences between the proposals, highlighting additional services offered by each company. He noted that the cost appears to be a worthwhile investment for the association.

Mr. Warren made a motion to proceed with a new reserve study. Mr. Lohmiller seconded the motion. The motion passed unanimously, and Mr. Lohmiller will move forward with the necessary steps to initiate the study.

712 BMD – Damaged Table

Mrs. Hanafin informed the board of a damaged table reported at 712 Burnt Mountain Drive. Mr. Warren referenced correspondence from the homeowner and presented related photos to the board.

Mr. Warren reviewed the homeowner's comments and shared the owner's response to the issue.

Mr. Thomas observed that the photos indicated the table was already broken prior to the start of the deck project. Based on this information, the board concluded that the HOA is not responsible for the damage and unanimously voted to decline the request for table replacement.

Replacement of Blown Window Sashes

Mrs. Mize informed the board that he has found a new vendor, direct through Pella. This appears to have cut the costs dramatically. I will continue with the installation of windows at 204 & 1120 BMD before proceeding with any additional addresses to ensure there are no unforeseen issues with this vendor.

711 Repair Invoice - \$9802.50

Mrs. Hanafin informed the board that repairs at 711 Burnt Mountain Drive have been completed and requested the board's decision regarding potential reimbursement. She reminded the board of their previous decision to evaluate such issues on a case-by-case basis, considering the specific history of each unit. She referenced prior correspondence with the homeowner before turning the matter over to the board for discussion.

Mr. Thomas stated that he had reviewed the consultant's report regarding the issue at 711 Burnt Mountain Drive, which indicated that the problem was likely related to snowmelt. He based his opinion on the report findings and direct communication with the homeowner.

Mr. Warren provided additional context related to the remodeling work previously conducted at the unit and presented information obtained from the HOA's consultants. He emphasized that the insights shared were based on professional opinions from experts engaged by the association.

To further clarify the issue, Mr. Warren shared photos highlighting concerns at 711 Burnt Mountain Drive. A broader discussion followed, touching on factors not responsible for leaking such as negative concrete slope at various homes, the presence and function of weep holes, as well as the major factor responsible for leaks being improper waterproofing techniques.

Mr. Warren also noted that AEC had been brought in to evaluate the situation and assist in identifying the source of a leak found in the garage of 711 Burnt Mountain Drive. He then presented a video showing a conversation between the homeowner and their contractor regarding the prior remodel work. Mr. Thomas asked for clarification on the scope and pricing of the repair, and Mr. Warren explained the rationale behind the charges.

The board then discussed the relevant HOA documents and how similar homeowner requests should be handled in the future. Multiple perspectives were shared, contributing to a well-rounded and constructive conversation.

Mr. Thomas made a motion to approve the full amount of the invoice issued to 711 Burnt Mountain Drive. Mrs. Hanafin seconded the motion. The motion passed.

V. New Business

Tree Removal

Mr. Mize reported that several trees in the area have been tagged for removal by Earthwise. He informed the board that he has coordinated with MC Landscapes and that a plan is in place to address the removals. The board approved the proposed work.

VI. Adjournment

Mr. Thomas moved to adjourn; Mr. Schlesinger seconded. Motion passed. Meeting adjourned at 4:02 p.m.

Submitted by,


Eugene Schmitt, Secretary/Treasurer

4/17/25