

OWL CREEK HOMEOWNERS ASSOCIATION

Minutes of November 11, 2025, BOARD OF DIRECTORS MEETING

I Call to Order

Kay Hanafin called the Meeting to order via Zoom conference call at 3:05 pm with Board members, Kay Hanafin, Jay Warren, Gene Schmitt, and Ed Thomas in attendance. Kevin Mize and Michael George of Frias Properties of Aspen, LLC., were also present. Scott Schlesinger came in approximately 30 minutes late.

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. Schmitt made a motion to approve September 9, 2025 minutes to be added to the website. Mr. Thomas seconded, and the minutes were approved as written. The motion passed.

IV Old Business

Project and Community Updates

Mr. Warren reported the project is largely complete for the year, with punch list items in progress. JA Vasquez used a drone to capture detailed images, which Mr. Warren shared with the board.

He also discussed the budget and noted four remaining units will be addressed in Spring 2026. Metal ledge covers have been added for building protection.

Hot Tub/Deck Stonework

During the final punch list review, the architect noted spa steps are not to code. Repairs are being addressed during spa stonework.

Mr. Warren outlined JA Vasquez's process for spa stonework. Mrs. Hanafin confirmed expenses are from the Reserve Fund.

Mr. Thomas requested clarification on deck repair decisions; Mr. Warren explained the process, and Mr. Thomas expressed support for timely decisions.

Budget implications for remaining 2025 work were discussed.

V. New Business

Heat Tap, Gutters, and Roof Leaks

Mrs. Hanafin stressed the need for heat tape and gutter inspections before winter.

Mr. Mize reported Horn Brothers Roofing sealed gaps on metal work; affected homes should now be secure. He plans to confirm repairs before scheduling interior touch-ups.

Mr. Mize proposed hiring Umbrella Roofing for heat tape and gutter evaluation and shingle replacement on unfinished units. Estimated cost: \$40–50K. Winter work is more expensive, so timely action is recommended.

2026 Insurance Renewal

Mrs. Hanafin confirmed insurance renewal is complete. Coverage changes will be shared at the annual meeting.

A vendor has assessed property valuation and replacement costs.

Spring 2026 Deck Sealing

Mrs. Hanafin requested Mr. Mize to outline scope and cost for deck sealing.

Board Elections

Mrs. Hanafin emphasized upcoming elections and noted Mr. Z's resignation.

Jay Warren expressed interest in remaining on the board to complete the deck project.

Directors up for re-election: Jay Warren, Scott Schlesinger, Gere Schmitt.

Mr. Warren suggested filling vacancies at the annual meeting rather than appointing interim members. Mr. George reviewed bylaws and potential adjustments.

Mrs. Hanafin and Mr. Warren will draft a community letter regarding elections.

Mr. Schlesinger, upon joining, confirmed willingness to serve another term.

Mrs. Hanafin noted the reserve study will be ready by January 2026. Mr. Thomas volunteered to assist with the 2026 operating budget.

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Mrs. Hanafin updated the board on the assessment matter with the owner of 508 Streamside Court. A certified letter has been sent to the homeowner in Brazil.

Next Meeting

The board made the decision to meet next on December 2, 2025 at 3:00 p.m. Mrs. Hanafin noted that we would discuss the operations budget at that meeting.

Annual Meeting will be held on December 29, 2025 at 4:00 p.m. at the Snowmass Chapel.

Adjournment

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

Submitted by,

Eugene Schmitt

Eugene Schmitt, Secretary/Treasurer

12/20/25