

Dear Osprey Reserve Owner,

Thank you to all Osprey Reserve Owners able to attend the Osprey Reserve 2021 Annual Owner Meeting!

Meeting Minutes

Attached are draft minutes from the 2021 Annual Owner Meeting for your review.

Board of Directors

Please see the attached Board of Directors list for 2021-22.

Roof Heat Tape and Gutters

Roof heat tape and gutter systems were discussed at the 2021 Annual Owner Meeting. It was noted that historically, individual unit Owners have installed and maintained roof heat tape and gutter systems for their individual units (not the HOA). As the roofs age, the possibility of leaks increases and systems in which heat tape is run in valleys and along the roof/ siding sidewalls are very effective in preventing leaks. Owners are encouraged to review their unit heat tape and gutter systems and to install systems to address the valleys and “sidewalls”... It was noted that additional heat tape can be spliced onto existing heat tape to ensure heat tape runs are in the most effective area. Please contact Kevin Lovett with Summit Resort Group at KLovett@srgsummit.com should you have any questions or wish to pursue heat tape/ gutter additions.

Boiler Inspections

It is recommended to have your unit boilers inspected annually. If you are interested in having the Osprey Reserve Association assist with the coordination of your unit boiler inspection, please contact Summit Resort Group by August 15th (via email to KLovett@srgsummit.com). Cost of the inspection and any repairs is the responsibility of the owner.

CO Detectors

Please remember, Carbon Monoxide detectors are required to be placed in your home under certain provisions of state law. We STRONGLY encourage everyone to have Carbon Monoxide detectors in their units. Please remember to change your Carbon Monoxide detector batteries at least once per year and check the expiration date of your actual Carbon Monoxide detector.

2022 Annual Owner Meeting Date

Save the Date - The Osprey Reserve 2022 Annual Owner Meeting will be held on Saturday July 9th at 3:30 pm!

Osprey Reserve Association Documents

Please remember that all Osprey Reserve Association Documents are on the Association website at http://www.srghoa.com/hoa_osprey_reserve.html

Please contact Summit Resort Group at 970-468-9137 should you have any questions! Please note that the “after hours” emergency Summit Resort Group phone number is 970-470-5252.

Sincerely,
Osprey Reserve Board of Directors