

Dear Osprey Reserve Owner,

Thank you to all Osprey Reserve owners who were able to attend the 2022 Annual Owner Meeting and thanks to those who sent in proxies.

Meeting Minutes

Attached are minutes from the 2022 Annual Owner Meeting for your review.

Board of Directors

Congratulations to Ed Ozark for his re-election to the Board!
Please see the attached 2022-23 Board of Directors list.

ENPHA Grant Award

Osprey reserve applied for, and was awarded, a \$1,500 grant from ENPHA which will be applied to planting three additional spruce trees along the Golden Eagle Road boarder with Osprey Reserve. Three trees will be planted later this summer/fall.

Special Assessment

See the meeting minutes and the Reserve Budget which was sent in the meeting packet. Osprey Reserve is not collecting enough reserve funds to pay for new roofs and replacement siding planned in the future. There is discussion about increasing the per unit annual roofing/siding assessment to \$3,000 per year beginning in 2023 and beyond in order to avoid a large assessment at the time of a roofing or siding project. \$9,000 of the special assessment is planned to be added in 2023 to the general reserve fund to avoid deficits in 2024 for the painting project. This is a one time contribution to the general reserves. This will be discussed for the 2023 budget this Fall.

Owner Reminders

Swallow Mitigation – SRG presented a potential solution to swallows. There is a small electric dispenser which shoots a nontoxic spray and scares away the birds. These have been successful at other properties. This system was not well received by the board and attendees. The monofilament netting is also an option. SRG can provide more information on these options.

Boiler / Mechanical system inspection and service! Existing boilers are getting toward the end of their lives. This is critical since failure is catastrophic. SRG will send recommended contractors for boiler inspections to owners.

Dryer Vent Cleaning – should be done annually

Gas Fireplace inspection / tune up – annual inspections to stay safe

CO Detectors in units – the sensors are only good for 10 years, replace 10 years or sooner

Sierra Pacific Windows; 303-465-4676. Call for “fogged” window glass, warranty.

Wildlife reminders, do not leave trash out overnight and please take bird feeders in each night!
Home Modifications - Any modification to the exterior of the building or grounds requires HOA review and approval. Including window replacement.

Osprey Reserve Association Documents

Please remember that all Osprey Reserve Association Documents are on the Association website at <https://srghoa.com/location/osprey-reserve/>

Sincerely,
Osprey Reserve Board of Directors