

**OSPREY RESERVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
July 6, 2019**

I. CALL TO ORDER

The Osprey Reserve Homeowner Association Annual Homeowner Meeting was called to order by Bear Astor at 3:32 p.m. in the Raven Clubhouse.

Board Members Present Were:

Lawrence “Bear” Astor, President, 2918
JoAnne Nadalin, Secretary/Treasurer, 2922

Homeowners Present Were:

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|---|-------------------------------|
| Larry Peters & Dawn Tankersley, 2906 | Douglas & Jenny Kuck, 2914 |
| Ross & Christine Atwood, 2916 | Cynthia Astor, #2918 |
| Margaret Johnson & William Greene, 2924 | Marleen Swalm, 2926 |
| Ed Ozark, 2930 | Donna & David Henderson, 2934 |
| Tomasz Kipta & Cynthia Selle, 2936 | |

Representing Summit Resort Group was Kevin Lovett. Erika Krainz of Summit Management Resource was recording secretary.

II. PROOF OF NOTIFICATION/PROXY

Notice of the meeting was sent June 6, 2019. With ten units represented in person and three by proxy a quorum was confirmed.

III. INTRODUCTIONS

All owners and Board members introduced themselves.

IV. APPROVE MINUTES OF LAST ANNUAL MEETING

Motion: Ed Ozark moved to approve the minutes of the July 7, 2018 Homeowner Meeting as presented. Cynthia Astor seconded and the motion carried.

V. OPENING REMARKS

Bear Astor said there would be a social hour after the meeting. There was skiing on the Solstace, June 30th and July 4th this year. The Blue River is running at over 1,900 cfs and Lake Dillon is very close to being full. There may be some minor flooding in spots. It was a tough winter. There was a small Special Assessment to cover the additional expenses for the additional snow removal that was completed this past winter. Since 2005, 2008, 2010 and 2013 had more snowfall than this past winter. He thanked the Board for another good year. JoAnne Nadalin will not be running for re-election because they have sold and are closing on August 1st. Ed Ozark has volunteered to stand for election. JoAnne has offered to continue to help out as needed.

A survey was conducted three years ago about short term rentals and 72% of the owners wanted to ban short term rentals of less than three months. The Board enacted a House Rule

and will continue discussions about amending the Delarations to include this provision over the coming year.

The roofing/siding fund was established last year and now has a balance of about \$90,000. There is \$100/month from each owner's dues going into the fund plus an annual assessment of \$1,925. Doug Kuch asked if other siding materials had been considered. It was noted that siding material options will be investigated.

There have been some problems with the Timberline trash service. Efforts will be made to inform owners if trash is not going to be picked up per the schedule. Trash cans and bird feeders should not be left outside at night. Owners who encounter wildlife in the neighborhood should try to scare it away.

Cynthia Selle asked about recycling. JoAnne Nadalin said owners can contract individually with Timberline. The County is planning to put in a recycling facility similar to the one in Frisco by the ballfield in Silverthorne. They are working on obtaining approval from the Denver Water Board.

JoAnne Nadalin gave an update on Town activities. The Maryland Creek Dog Park has been completed and it is beautiful. The Town redid the bike path by the underpass. Updates can be found on the Town website. Traffic on Highway 9 is a key issue. It has been a disaster this weekend. She encouraged all owners to email the CDOT Director. CDOT has a \$20 million plan to fix the I-70 interchange but it may be years before any work is started.

Work on the Fourth Street project is planned to start on Monday. The project should take about two years.

VI. TREASURER'S REPORT

A. Year-End as of December 31, 2018

The year-end balances were \$4,666 in Operating, \$6,556 in Working Capital, \$8,301 in Reserves and \$50,862 in the Roof/ Siding reserve fund. The Association ended the year with an \$806 deficit. All 2018 Reserve contributions were made.

B. Income Statement Year-to-Date as of May 31, 2019

The balances were \$1,718 in Operating, \$6,561 in Working Capital, \$16,311 in Reserves and \$90,688 in the Roof/Siding Reserve, which is funded with a contribution of \$100/owner/month. The Association was operating with a \$4,819 deficit. All 2019 Reserve contributions have been made.

All financial reports are posted on the website www.srghoa.com.

JoAnne Nadalin reviewed other planned projects: stone/asphalt interface on driveway (\$5,400 will be spent this year), stone/patio interface (\$1,800), fill dirt around foundations (\$1,000) and asphalt crack sealing (\$750). Projects at less than budget were tree treatments (\$974) and center island landscape (\$1,000). There was an additional expense of \$5,070 for snow removal and a Special Assessment of \$8,100.

Chris Atwood commented that the plowing contractor did not do a very good job and often returned several times. She was concerned the Association might have been charged extra. JoAnne explained that the plowing contract is a fixed price and there were no extra charges for plowing. The snow removal coverage was for hauling snow off the property, roof snow removal and extra shoveling. Chris said there was also an issue with unsealed gaps between the concrete drain pan and asphalt, which caused drainage to backup and freeze. This will be investigated.

Ed Ozark asked if SRG organizes bulk projects involving multiple Associations. Kevin Lovett said he works with several vendors who provide good service and pricing. There is a serious labor shortage in Summit County. JoAnne Nadalin pointed out that selecting contractors is a Board decision, which would make it difficult for SRG to combine work for several Associations.

An owner commented that the swallows nests are being knocked down by SRG weekly and it might be more cost effective to install some type of barrier or deterrent. Kevin Lovett said some other Associations have installed a single wire product in the eaves to prevent nesting. He is waiting to see if it is an effective deterrent.

VII. MANAGING AGENTS REPORT

A. *Completed Projects*

1. An energy audit was done and the report was sent to all owners. Margaret Johnson noted that recommendations for improving energy efficiency include sealing any air leaks, adding a storm door, additional attic insulation and changing all bulbs to LEDs. Owners can contract with SRG to have the bulbs in high areas replaced. JoAnne Nadalin recommended that all owners schedule an annual boiler inspection.
Action Item: Kevin Lovett will get an updated bid for the approved storm door.
Action Item: Kevin Lovett will get a bid for increasing the attic insulation.
2. The roof maintenance inspection was completed.
3. The trees were treated in the spring, damaged trees were removed, trees were pruned and the mulch was refreshed.
4. Vole/chipmunk remediation is ongoing.
5. The asphalt was crack sealed.
6. A structural inspection of the buildings was completed and there were no significant concerns. One cottonwood tree was suggested to be removed to prevent root damage to the concrete patio.
Action Item: Kevin Lovett will follow up on pruning a branch that is rubbing the siding on unit 2936.

B. *Pending Projects*

1. Exterior building staining of 2902 – 2916. Notification of the project will be sent when project dates are known.
2. Seal gaps between the asphalt driveway and stone siding for 2926/28, 2930/32 and 2934/36 as the budget allows.

3. Repair voids between the concrete sidewalk/patio to stone siding for 2930/32 and the front sidewalk for 2910 as the budget allows.
4. Mulch bed/grounds to stone siding interface filling at fronts of 2920, 2930, 2932 and complete this project at the rear sides of 2906, 2918, 2930 and 2932 as the budget allows.

Larry Peters commented that there is moss growing by his house because the area is overwatered and does not get sun. Kevin Lovett said the cost to re-do the irrigation system would be \$50,000 – \$100,000.

Action Item: Kevin Lovett will talk to Neils Lunceford about using a lower flow irrigation head.

Christine Atwood said there was some cracked concrete. She was asked to inform Kevin Lovett of the location.

Tomasz Kipta said there is a loose stone on his back patio, the gutters need to be replaced, heat tape needs to be installed and the soffit needs to be refastened. He was aware that gutters and heat tape are an individual owner responsibility but he has not been able to get the contractor Armando to respond. Kevin Lovett can provide other contractor recommendations.

C. Recommended Items/Reminders

1. Boiler and mechanical system inspection and service.
2. Dryer vent cleaning.
3. Gas fireplace inspections and tune ups.
4. Carbon monoxide detectors in units. Change the batteries annually
5. Owners should call Sierra Pacific Windows 303/465-4676 about failed window seals and foggy windows.
6. Owners should not leave trash outside and should take bird feeders in at night. The trash is supposed to be picked up every Friday.

D. Owner Education

Kevin Lovett provided information on technology and social media safety. One scam involves hackers accessing realtor emails and asking clients to wire funds. Realtors will never ask for funds to be wired. JoAnne Nadalin noted that the Association has a policy that covers cybercrime.

Action Item: Kevin Lovett will send a copy of the policy to all owners.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

A. Mailboxes

Doug Kuck asked if it would be possible to install a bank of mailboxes. Bear Astor said it has been discussed but the main issue is where to put them. They would have be on

Association property. The Post Office has very strict rules about how far off the highway they will drive.

Action Item: The Board will continue the discussion with Eagle's Nest.

B. Entryway Appearance

Margaret Johnson said the appearance of the property entrance needs improvement and asked if The Raven was having financial difficulties. Bear Astor said The Raven owns the property and Eagles Nest is trying to work with them. Some of the area might be a Town responsibility since they have a right of way. JoAnne Nadalin thought The Raven was doing much better this year since the restaurant has been successful. The Board will continue to pursue improvements but the situation is complicated since the involved parties are CDOT, the Town, The Raven and Eagles Nest. Interested owners were encouraged to attend their Board Meeting.

C. Roof Snow Removal

Doug Kuch said the manual roof snow removal could be causing damage. He thought heat tape might be a better solution. JoAnne Nadalin said the Board looked at it last year. The cost to install heat tape and gutter would be \$2,000 - \$3,000 per building.

D. Comcast Service Issues

Ross Atwood said he has Comcast service and seems to have weekly problems. The television reboots daily. None of the other owners present were having this same experience.

X. APPOINTMENT OF DIRECTORS

The term of JoAnne Nadalin expired this year and she was not running for re-election.

Motion: Bear Astor moved to elect Ed Ozark to the Board. JoAnne Nadalin seconded and the motion carried.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, July 11, 2020 at 3:30 p.m.

XII. ADJOURNMENT

Motion: Margaret Johnson moved to adjourn the meeting at 4:56 p.m. JoAnne Nadalin seconded and the motion carried.

Approved: _____ 7-11-20 _____