

**OSPREY RESERVE HOMEOWNER ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
July 11, 2020**

**I. CALL TO ORDER**

The Osprey Reserve Homeowner Association Annual Homeowner Meeting was called to order at 3:31 p.m. The meeting was held via Zoom.

Board Members Present Were:

Lawrence "Bear" Astor, President, 2918  
Ben Coopersmith, Vice President, 2932  
Ed Ozark, Secretary/ Treasurer, 2930

Homeowners Present Were:

Larry Peters & Dawn Tankersley, 2906	Barbara Stiltner, 2908
Dean & Sally Thomsen, 2912	Jenny Kuck, 2914
Marleen Swalm, 2926	Donna Ozark, 2930

Representing Summit Resort Group was Kevin Lovett.

**II. PROOF OF NOTIFICATION/PROXY**

Notice of the meeting was sent June 11, 2020. With eight units represented in person and two by proxy a quorum was confirmed.

**III. APPROVE MINUTES OF LAST ANNUAL MEETING**

Ben Coopersmith moved to approve the minutes of the July 6, 2019 Homeowner Meeting as presented. Ed Ozark seconded, and the motion carried.

**IV. OPENING REMARKS**

Bear Astor thanked the Owners who attended. It was noted that an outdoor social adhering to Covid safety protocols will be held after the meeting. The HOA desired to hold this annual meeting in person, but due to Covid requirements this meeting had to be held virtually. Bear thanked Board members Ben and Ed for their hard work this past year. Bear noted that the overall goals of the Board are to keep the property looking good, maximize property values and provide effective response to Owners.

2019 was a big project year. Many projects completed to include completion of the exterior building painting cycle, asphalt crack sealing and asphalt to stone and concrete to stone interface repairs. 2020 is a "reserve fund building year" as there are no major projects planned for 2020. The roof / siding replacement fund continues to grow. Each year, \$3125 per unit is contributed to the roof/ siding fund each year. The 2020 roof/ siding fund special assessment will be due September 1, 2020.

Bear noted that the Association continues to receive grant monies from the ENPHA grant program. This year, funds are used to enhance the landscaping on the west side of the complex to create a natural barrier to the lot to the west. 2021 funds are slated to be used for landscape enhancements continuing towards the south.

Bear reported on the status of the entry arch. Currently, the arch is the maintenance responsibility and under control of Raven / Escalante. ENPHA is currently working to possibly obtain a quit claim deed; if this is accomplished, ENPHA would assume maintenance responsibility and control.

## **V. TREASURER'S REPORT**

Treasurer Ed Ozark delivered the following Treasurer's Report:

### *A. Year-End as of December 31, 2019*

The year-end balances were \$6,482 in Operating, \$357 in Working Capital, \$501 in Reserves and \$107,332 in the Roof/ Siding reserve fund. All 2019 Reserve contributions were made.

### *B. Income Statement Year-to-Date as of May 31, 2020*

The balances were \$9,576 in Operating, \$1,707 in Working Capital, \$8,503 in Reserves and \$118,124 in the Roof/Siding Reserve fund. The Association was operating with a net income year to date of \$1574. All 2020 Reserve contributions have been made.

All financial reports are posted on the website [www.srghoa.com](http://www.srghoa.com).

## **VI. MANAGING AGENTS REPORT**

### *A. Owner Education*

Insurance was discussed as this year's Owner Education piece. Association insurance coverages were presented. Individual unit Owners were reminded that they are to have individual insurance such as an HO6 policy. Owners are encouraged to review coverages with their individual agents.

## **VII. OLD BUSINESS**

The following Old Business items were discussed:

### *A. Recommendations / Reminders*

The following recommendations / reminders were reviewed:

1. Boiler and mechanical system inspection and service; Owners are reminded to have their boilers and mechanical inspected and serviced regularly.
2. Dryer vent cleaning; Owners should have dryer vents cleaned.
3. Gas fireplace inspections and tune ups; it is recommended to have your gas fireplaces inspected and tuned up.
4. Carbon monoxide detectors in units. It is recommended to 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 scheduled to be picked up every Friday.
7. Any modifications to the exterior of the building or grounds requires HOA review and approval.

8. Owners are reminded that Raven Golf Course is private property and access is prohibited unless you are a paying golfer. Additionally, Owners are reminded that the common areas such as the center island, the creek and the areas surrounding them are not for play or for social use. Efforts are made to keep these areas pristine and well-landscaped. Please be sure to also respect the privacy of others and avoid travel around / through other unit yard areas. Each unit has private areas in the front and back (with the private areas in the back-patio sections extending out 50' from the building).

#### **VIII. NEW BUSINESS**

The following New Business items were discussed:

- A. *Smoke Detector batteries*; The Board agreed to have SRG replace the “high” smoke detector battery in each unit as an Association project. SRG will see that this is completed.
- B. *Swallow deterrent*; SRG will investigate possible swallow deterrent systems.
- C. *Pedestrian crossing*; The Board and Owners discussed the new pedestrian cross walk at the front of the complex, across Golden Eagle. It was noted that the Town of Silverthorne will be putting the finishing touches on the project this next week.

#### **IX. APPOINTMENT OF DIRECTORS**

The term of Ben Coopersmith expires this year; Ben was interested in renewing his term. There were no other volunteers or nominees. Upon discussion, Barb Stiltner moved to re-elect Ben to the Board; Ed Ozark seconds and the motion passed.

#### **X. NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, July 10, 2021 at 3:30 p.m.

#### **XI. ADJOURNMENT**

Ed Ozark moved to adjourn the meeting at 4:08 p.m. Ben Coopersmith seconded, and the motion carried.

Approved: \_\_\_\_\_7-10-21\_\_\_\_\_