

OSPREY RESERVE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
July 12, 2025

I. CALL TO ORDER

The Osprey Reserve Homeowner Association Annual Homeowner Meeting was called to order at 3:30 p.m. The meeting was held in the ENPHA Clubhouse.

Board Members Present Were:

Ben Coopersmith, President, 2932
Dean Thomsen, Vice President, 2912
Jim Buckley, Treasurer, 2916

Homeowners Present Were:

Maggie Mutsch, 2906
Craig Stark, 2908
Carol Vagnini, 2918
Jordan Claeys, 2922
Marleen Swalm, 2926

Representing Summit Resort Group were Kevin Lovett and Kimberlyn Bryant.

II. PROOF OF NOTIFICATION/PROXY

Notice of the meeting was sent June 12, 2025. With eight units represented in person and three by proxy a quorum was confirmed.

III. APPROVE MINUTES OF LAST ANNUAL MEETING

Ben Coopersmith moved to approve the minutes of the July 13, 2024, Homeowner Meeting as presented. Jim Buckley seconded, and the motion carried.

IV. OPENING REMARKS

Ben Coopersmith thanked the Owners who attended. Ben noted that the roofing project completed last year was the largest project ever completed at the Osprey and overall, the Board was pleased with the outcome. Ben thanked Jim Buckley and Ed Ozark for their work on the project. Overall, the roofing project came in much less expensive than initially anticipated as competitive bids received were hundreds of thousands more expensive. Leo's Roofing did a quality job as confirmed by the engineering firm that inspected the installation. Ben explained that the additional \$2500 assessment in 2025 was necessary to cover the costs of the additional heat tape/ snow retention / gutter installations that were required to be installed on the low slope metal roofs as a safety measure to prevent dangerous snow and ice slides. Jim reviewed the roofing cost summary. Ben noted that other maintenance items have also been completed to include landscape improvements to the center island beds and smoke detector battery replacements. Pending projects include stone tuck point mortar joint repairs and touch up painting.

V. TREASURER'S REPORT

The following Treasurer's Report was reviewed:

Year-End as of December 31, 2024

The year-end balances were \$1,247 in Operating, \$11,391 in Working Capital Reserves, \$18,396 in General Reserves and \$173,398 in the Roof/ Siding reserve fund.

Income Statement Year-to-Date as of June 30, 2025

The balances were \$17,540 in Operating, \$13,459 in Working Capital, \$17,014 in General Reserves and \$56,050 in the Roof/Siding Reserve fund. The Association is 5% under budget in year-to-date operating expenses. All reserve contributions have been made this year. Continued building of the Siding Replacement fund is planned to prepare for the siding replacement expense.

VI. MANAGING AGENTS REPORT

The following Managing Agents Report items were reviewed:

Completed Items include:

- Roof replacement / gutter work
- Touch up painting
- Smoke detector replacement
- Tree treatments
- Vole treatments (on going)
- Landscaping
- Renewed contract with Rocky Top Landscaping
- Island Bed improvements

Recommendations / Reminders

The following recommendations / reminders were reviewed:

Boiler and mechanical system inspection and service; Owners are reminded to have their boilers and mechanical inspected and serviced regularly.

Dryer vent cleaning; Owners should have dryer vents cleaned.

Gas fireplace inspections and tune ups; it is recommended to have your gas fireplaces inspected and tuned up.

Carbon monoxide detectors in units. It is recommended to change the batteries annually. Owners should not leave trash outside and should take bird feeders in at night. The trash is scheduled to be picked up every Friday.

Any modifications to the exterior of the building or grounds requires HOA review and approval.

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

There were no Old Business items discussed.

VIII. NEW BUSINESS

The following New Business items were discussed:

Grills/ Insurance; It was noted that most insurance companies are now prohibiting open flame devices to include gas grills and fire pits. Electric grills are permitted. SRG will follow up with the insurance agent to determine if the “built in” gas grills are permitted.

Exterior Building painting; Touch up painting is planned to be completed around the garage doors. An Owner reported bubbling of paint on the siding of units 2908/ 2910. SGR will have the painter inspect these areas and around all buidlings and address.

On site Mailbox Cluster; An Owner requested installation of a mailbox cluster on site. Concerns with regard to where to locate the mailbox cluster were discussed. The Board will discuss further.

Lawn; The Owners discussed the condition of the lawns. Concerns were expressed with regard to thin / hard soil, weeds, moss, cottonwood roots and areas under coniferous trees that will not grow grass. It was noted that from original construction, the plan was to have “nice” grass in front yards and native landscape on the sides and rears of the units. SRG reported that landscapers have recommended top dressing the grounds to improve the soil makeup to increase the likliehood of grass growing as well as the removal of Cottonwood tree roots (however this will kill the cottonwood tree). It was noted that the dandelions were sprayed this year, but the spraying occurred late. The services that are included in the regular lawn maintenance agreement were reviewed and include basic mowing / weedeating with some bush trimming in the fall. Mulch additions, major pruning and weed treatments can occur, but they will be billed at an additional cost. The Owners desired to have weed spraying to include spryaing the weeds in the asphalt cracks included in the service agreement. Additionally, the Board noted that the landscape company will be reviewing the irrigation system and installing high efficiency sprinkler heads on the areas of lawn that are excessively wet. The Owners also discussed adding more wild flower seed to the hillsides. An Owner asked if they could employ their own indivdual landscape company to complete improvements around their unit such as mulch refresh; the Board stated yes, an individual Owner can hire out to have improvements completed around their unit as long as they do not remove / kill any trees and the improvements do not conflict with the overall look and plan for the grounds.

Gutter / heat tape system installation over garages; An Owner requested that a gutter / heat tape system be installed on the front of the building over the garages to help with the ice buildup that forms in the winter in between the north facing driveways. It was noted a proposal has been received to install, however the contractor does not believe it will eliminate the ice build up issue as an installed gutter / heat tape system will deposit the water in the same location, it will just run through a downspout instead of just dripping, but the ice build up will be the same. The Board suggested more aggressive use of ice melt salt.

IX. APPOINTMENT OF DIRECTORS

The term of Dean Thomsen expires this year; Dean was interested in renewing his term. There were no other volunteers or nominees. Upon discussion, Dean was re-elected to the Board.

X. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, July 11, 2026, at 3:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 4:41 pm.

Approved: _____