

Osprey Reserve Owners Association
Board of Directors Meeting
June 10, 2025

I. Call to Order/ Roll Call

The meeting was called to order at 3:05 pm. Board members present via zoom were Ben Coopersmith, Jim Buckley and Dean Thomsen. A quorum was present. Representing Summit Resort Group were Kevin Lovett and Kimberlyn Bryant.

II. Owners Forum

Notice of the meeting was posted on the website. There were no Owners other than Board members present.

III. Owners Comments

SRG noted that an Owner had inquired about the recent \$2500 assessment for the gutter / heat tape and snow bar installation over the unit back patios. The Owner previously had a gutter and heat tape system in this area that was removed in conjunction with the roof replacement project as the roof replacement spec's did not call for gutters and heat tape in this area. Mid-Winter 2025, (after the new metal roofs were installed over the back patios) we experienced massive ice falls from the roof which posed a hazard. In efforts of safety, the HOA had the roofing company come back out to install snow bars (to prevent ice and snow from sliding off of the metal roofs) along with a new gutter and heat tape system. All Owners were assessed the cost (\$2500 per unit) to complete the installation to include all of the other Owners (approx. 13 Owners) that also previously had gutters and heat tape in this area (it was further noted that all of the other Owners have paid the assessment). SRG will report back to the inquiring Owner.

IV. Review of minutes from the March 5, 2025 Board meeting

The Board reviewed the meeting minutes from the March 5, 2025 Board meeting. Upon review, Ben moved to approve; Dean seconds and the motion passed.

V. Ratify Board Discussions and Actions Via Email

Ben moved to ratify the following actions completed via email:

- 3-26-25 Umbrella Insurance Renewal, approved
- 4-10-25 Landscape maintenance agreement, approved
- 4-16-25 Smoke detector replacement, approved
- 4-29-25 Tree Treatments, approved
- 5-21-25 Leos Roofing final payment, approved

Dean seconds and the motion passed.

VI. Financial Report

The following financial report was reviewed;

Year to Date Financials;

April 30, 2025 Balance sheet reports:

\$7,760 Operating account balance

\$98,699 Total Reserve account balance with the following breakdown:
\$24,912 Reserve, \$13,421 working capital, \$60,364 Roof/Siding Reserve

The P&L reports \$42,246 of actual year to date operating expenses vs. budget expenses of \$45,264 resulting in a \$3,017 positive variance to budget. Areas of noted expense variance were reviewed.

Capital Reserve Plan

The Capital Projects Plan was reviewed.

VII. Managing Agent's Report

The following items were reported on and discussed:

- Landscape Agreement in place
- Monthly vole remediation underway
- Tree Treatments completed

VIII. Old Business; the following Old Business item was discussed:

- Roofing projects; all roofing projects are complete and the final payment has been made.

IX. New Business; the following New Business items were discussed:

- Asphalt crack sealing. The Board discussed sealing the cracks in the asphalt in 2025 and discussed Jet Black proposal to do so. Upon review the Board agreed to proceed with the crack sealing in 2025 and to discuss seal coating in 2026.

-Concrete; The Board discussed repairing sections of concrete that have heaved slightly. SRG will obtain proposal for "mud jacking" and will send to the Board for review. The cost of mud jacking will be weighed against the cost of replacement of the heaved squares. It was noted that if concrete is to be replaced, efforts will be made to incorporate sand stone coloring.

-Concrete cracks in back patios; SRG will inspect the unit back patios for cracks in the concrete and obtain proposal for sealing any cracks.

-Chinking of stone caps; SRG will inspect all of the unit back deck stones/ stone caps for chinking repairs. SRG noted that there were 3 minor chinking repairs needed on the front entry pillar stone caps.

-Landscape; Landscaping was discussed. SRG will obtain a proposal for improvements to the island beds to include trimming out of dead, mulching and planting flowers. SRG will also obtain proposal for weed treatment in the turf lawns around the homes (no weed spraying will take place in the native areas).

-Gutter request 2918; The Board discussed a request to install a gutter/ heat tape system over the front garage area of unit 2918. Upon review, this request is not

approved as there is no where for the water to go as the downspout will just put the same melting off water in the same spot it currently falls.

-Irrigation; The Board discussed the irrigation system to include HC3 audit. Upon discussion, the Board agreed to have SRG meet with landscapers to install “efficient” sprinkler head nozzles to help allocate proper amounts of irrigation to the various lawn areas.

-2025 Annual Owner Meeting; the 2025 Annual Owner Meeting is scheduled for Saturday July 12, 2025. The meeting will be held in the ENPHA Clubhouse. Official meeting notice will be sent June 12, 2025

X. Next Board Meeting Date

The next Board of Directors meeting will be held after the 2025 Annual Owner Meeting.

XI. Adjournment

The meeting adjourned at 4:00 pm.

Approved: _____