

Osprey Reserve Owners Association  
Board of Directors Meeting  
July 13, 2016

**I. Call to Order**

The meeting was called to order at 10:00 am.

Board members present and representing a quorum were Bear Astor, Denny Wellen, and JoAnne Nadalin.

Owners present included Deb Alexander (2924) and Barb Stiltner (2908). Representing Summit Resort Group was Kevin Lovett.

**II. Owners Forum**

The notice of the meeting was emailed to Owners and was posted on the website. Barb Stiltner stated her reason for attending the meeting was to discuss the minimum leasing term ruling and recommended that the Board take constructive action to obtain input from the Owners. Barb also stated that the 6 month minimum leasing term is a little bit too restrictive but wants to have some restrictions in place to prevent issues. Barb asked the Board to consider alternatives such as minimum lease terms of between 1 and 3 months. Deb Alexander stated that her main issue with the minimum lease term ruling was that Owners were not allowed to vote on it. Deb stated that she understands that everyone will have a different view, but wants Owners to have a vote/say. Deb stated that she was trying to understand what issues could happen and Bear presented a recent picture taken of a dozen people partying on a roof in Three Peaks; and she pointed out that the issues presented seem to be with nightly/weekly rentals of less than 30 days. Deb asked the Board to consider a 1 month minimum lease restriction term; then, if there are still issues, increase the minimum term.

**III. Annual Meeting Review**

Bear stated that there were many things discussed at the Annual Meeting and he would like to make sure that the Board captures all of the items and ensure all items are on the list to address to include the individual unit Owner items.

The following topics were covered under “annual meeting review”:

Minimum lease term; A wide range of opinions and inputs were captured from the Annual meeting; with one owner not wanting any rentals at all to an owner wanting no restrictions at all! Bear noted that the good news is that a minimum lease term rule of 6 months is in place and thus we have a way of controlling what happens in our neighborhood. Denny added that he wants to ensure that the Board understands the preferences of all of the Owners. JoAnne did not feel that establishing a committee to discuss “term” was a good idea due to the extremes of Owner positions; however, JoAnne did note that a committee to discuss how to deal with issues such as parking, trash and noise, set fine structures and to establish

a method of enforcing the rules could be a good idea. The outcome of this effort could be a good data point for future discussions on minimum lease term. JoAnne also noted, in speaking to comments received that Owners have a right to do what they want with their property, that Owners cannot do things that interfere with the quiet enjoyment of others. Denny noted that he is against nightly/weekly rentals but if a committee determined how to set and enforce rules, he would be open to discussion on a minimum term of between 1 and 6 months. JoAnne noted that rules need to apply to Owners and renters alike and suggested that the 6 month minimum lease term is left in place now and to establish a committee to work on and recommend a workable penalty system; and reiterated that the committee's focus would be on setting and enforcing rules, not discussing lease term. Bear agreed and nominated JoAnne to head the committee; Denny seconded the nomination and JoAnne was appointed to head the committee. Discussions with regard to the minimum lease term will be resumed once the committee reports back to the Board.

Deb and Barb exited the meeting.

Roof Funding; per discussion at the Annual Owner meeting, JoAnne will take on the assignment of preparing 3 scenarios for funding option plans to include 1.) replacing the roofs only 2.), replacing the roofs and "1/2" of the siding and 3.), replacing the roofs and all of the siding; with each option, calculations will be made as to what the special assessment would be per unit over 5, 7 and 10 years as well to include a graduating scale where the assessment funding would increase as project start dates are approached.

Vendor Contracting; per suggestion at the Annual meeting, the Board discussed multiple year contracts with vendors in efforts to solidify agreements and control price increases. It was noted that the Board is currently doing this with landscape, snow plowing and painting contracts and plans to continue this approach where applicable.

Owner Communication; the Board noted their appreciation of Owner input. Bear stated that one of the reasons the Board implemented the minimum lease term rule and then opened up to the Owners for comments is because ownership of units changes as does rental preference and the Board was working in the best interest, long term, for the community. The Board discussed the following individual items from the meeting:

- Legal fees associated with the minimum lease term; an Owner asked at the annual meeting where the fees for the legal expense were reported on the May 2016 financials. The services rendered were not free and the invoice is pending.

- Tree spraying; an Owner asked if the tree spraying was complete. SRG will follow up with Alpine Tree Service and follow up with the Owner.

- 2904/06 dead tree; The Board discussed the dead tree that was removed between 2904 and 2906 and instructed SRG to have it replaced and to let the owner of 2904 know.

- Tree stakes; the Board instructed SRG to remove the tree stakes as discussed at the annual meeting.
- UV protection in paint; SRG will follow up with the painter to see if there is UV protectant in the spec'd paint recently used. SRG will also follow up with the Owner at the annual meeting and ask for the name of the product he recommends.
- HOA insurance, hail damage coverage; SRG will follow up with the Owner that asked if hail damage coverage is included in the HOA insurance policy.
- Letter from Owner, 2932; the Board reviewed the letter received from the unit owner of 2932, dated July 7, 2016, in regard to the minimum lease term policy. The Board noted that the letter will be added to the file, however it will not be added to the Annual Owner meeting minutes as meeting minutes are to capture what happened at the meeting and this letter was not presented until after the meeting.

**IV. Review of minutes from the May 4, 2016 Board meeting**

It was noted that the minutes from the May 4<sup>th</sup> Board meeting were approved via email. JoAnne signed the minutes for the file.

**V. Financial Review**

Year to Date financials

May 2016 close financials were included in the meeting packet.

2012 Tax Letter; the Board reviewed a request from Richard Neslund to revisit the tax question from 2012. Bear noted that final correspondence has been sent and this matter is closed. Denny suggested to Richard at the annual meeting that he speak with JoAnne.

**VI. Ratify Board Actions Via Email**

JoAnne moved to ratify the following actions approved via Email, but noted for the record she did not agree to vote in favor for providing Greenscapes authorization to proceed with entry flower bed design and install:

Approval of May 4, 2016 Board minutes

6-7-16 Jet Black Invoice, ok to pay

6-8-16 Tree Scale spray, o to pay

6-27-16 DR Custom invoice, ok to pay

Authorization for Greenscapes to design/ install entry flowers

Upon review, Denny seconds and the motion passed.

**VII. Managing Agents Report**

The following managing agents report items were discussed:

Complete items:

-Asphalt crack seal / seal coat

-Exterior painting

-Mulch refresh

Discussion items:

-Landscape; the following landscape items were discussed:

-Tree spraying, complete

-Entry flower bed design, planting; JoAnne recused herself from discussion. Feedback and suggestions on the design were presented to include:

-peony must be staked

-ensure proper irrigation for the Siberian iris

-bee balm is taller than the black-eyed susan, so put bee balm behind black-eyed susans

SRG will also relay to Greenscapes that we are going for a similar look and feel as the entry to the Eagles Nest Community Center has. With the above revisions and with Greenscapes confirming that the overall feel will be the same as that of the Eagles Nest Community Center entrance, Bear and Denny approved Greenscapes proceeding with the planting.

-Grass, dead spots; SRG will contact Greenscapes and have them check the dead spots on the grass and check the irrigation to ensure it is working to include the grass behind 2920 and the top of the center island. SRG will also see that a hose is set up to water the hillside behind 2922.

VIII. **Old Business;** the following Old Business items were discussed:

A. Cell Tower

The Board discussed the continuing concern of the proposed Verizon cell tower install in Eagles Nest. Bear has sent updated concerns to both the TOS Planning Commission and the TOS Town Council and confirmed that this issue will be on the agendas for both meetings. The Osprey Association is on record with the Town of Silverthorne and Eagles Nest that we oppose the installation of the cell tower in Eagles Nest and that Verizon should be asked to show what other sites it has considered and why no other site is viable.

B. Radon mitigation system, 2916

It was noted that Keith Reichelderfer has approved both the radon pipe painting and bush planting as approved by the Board. The painting of the pipe has been completed. Approval for the bush planting has been given to Greenscapes and the goal is to complete this as soon as possible.

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

A. Landscape plans 2017

-Maintenance Contractor; this is the final year of the two-year landscape maintenance agreement with Greenscapes; SRG will work to obtain proposals from contractors for 2-3 year agreements beginning in 2017.

-Center island flower bed; The Board instructed SRG to obtain a proposal to have a plan created for the addition of flowers and stone in the center island flower bed. The implementation of the plan will occur in 2017 and Denny recommended that

after obtaining the plan, to have Owners participate in a neighborhood planting of the bed.

**B. ENPHA DRC – request to repaint roof vents**

The Board will inspect the roof vents to determine the need for them to be painted.

**C. “Post annual meeting mailer” to owners**

SRG will send a draft “post meeting mailer” letter to the Board for review. Once approved, it will accompany the 2016 Annual Meeting minutes in a mailer to the Owners.

**D. Board Officer Appointments**

Denny moved to reappoint the current slate of officers as follows:

Bear Astor- President

Denny Wellen – Vice President

JoAnne Nadalin – Secretary/ Treasurer

JoAnne seconds and the motion passed.

**E. Berm request**

The Board discussed the berm enhancement request submitted by the Owners of 2906. Denny estimated an approximate 125 yards of berm is needed on Golf Course land to block noise from HWY 9. Denny is working with Raven and the Owners of 2906 to investigate further.

**X. Executive Session**

The Board and Management broke into executive session to review and discuss “Annual Summit Resort Group Performance Review”. The Board instructed SRG to password protect all items on the Osprey website with the exception of the Articles, Declarations, Bylaws and House Rules.

**XI. Next Board Meeting Date**

The next Board meeting will be held October 25, 2016 at 10:00 am.

**XII. Adjournment**

The meeting adjourned at 11:55 AM.

Approved By: \_\_\_\_\_ SOF JoAnne Nadalin Date: \_\_\_\_\_ 10-25-16 \_\_\_\_\_

Board Member Signature