

**OSPREY RESERVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 30, 2012**

**I. Call to Order**

The meeting was called to order at 5:00 pm

Board members Denny Wellen and Larry Astor were present in person. Kevin Lovett, Deb Borel and Peter Schutz were present on behalf of Summit Resort Group.

**II. Owners Forum**

The meeting notice was posted on the website. Aside from board members, there were no owners participating in the meeting.

**III. Approval of November 18, 2011 Board Meeting Minutes**

The meeting minutes from the November 18, 2011 Board of Directors meeting were approved as presented.

**IV. Financial Review**

SRG reported on financials as follows:

February 29, 2012 financials Balance Sheet reports \$2,523.41 in the Alpine Operating Account and \$2,571.68 in the Alpine Reserve Account and \$3,241.97 in the Alpine Working Capital Reserve.

February 29, 2012 close P & L reports total operating expenses are \$1691.47 under budget year to date.

**V. Managing Agents Report**

SRG reported on the following items:

Complete Items

- Roof snow removal completed throughout the winter; no roof leaks to report
- Heat tape has been turned off at all units with exterior heat tape controls and heat tape has been turned off inside all units that receive security inspection service.
- Concrete fix at entry has been completed
- A Review of the Association Governing Documents has been completed and all required items are current and in place

Report Items

- Trash removal - competitive trash removal bids were obtained; Timberline will remain the trash removal contractor at the discounted rate
- Comcast Bulk Cable TV - SRG contacted Comcast to see if Osprey would qualify for the bulk cable TV rate program; Comcast reported that Osprey was not eligible as there are not enough units (25 minimum)
- Voles - the complex was hit hard with voles this past winter; MT Pest Control has been contacted to treat. SRG will have Mt Pest control treat for both voles and chipmunks.

**VI. Old Business**

A. Drainage

Re-vegetation project behind 2932-2936 - the board reviewed the work necessary to finalize the area behind 2932-2936 from the drain extension installed last Fall. It is necessary and high priority to complete this work.

#### B. Landscaping Maintenance

The Board reviewed landscape maintenance plans for 2012.

#### C. Mulch Addition

The Board reviewed the plan for mulch addition at the individual flower beds around the buildings.

Upon review of the above drainage re-veg project, landscape maintenance services and the mulch addition project, Denny moved to proceed with Greenscapes on the Re-vegetation project and the 2012 landscaping work and to move forward with Orso Skill Services on the mulch refresh project; Larry Astor seconds and the motion passed. SRG will contact Greenscapes and give them the go ahead on the re-veg project but will try to negotiate the price down a bit. SRG will obtain samples of the proposed mulch to be installed by Orso Services.

#### D. Hillside Project

The hillside project will be on hold until additional funds accumulate in the reserve account.

#### E. Unit Boilers, vents

The Board discussed the unit boiler of 2914, the carbon monoxide level and the new flue vent extension installed at 2914. SRG reported that the boiler maintenance / carbon monoxide letter was sent to all Owners. Owners are encouraged to keep up on their boiler maintenance and encouraged to have multiple Carbon monoxide detectors in their units. With regard to unit 2914, SRG will contact the Laars boiler rep to request assistance in determining the source and cause of the carbon monoxide levels present in the unit. The installation of a mechanical venting system was mentioned. The unit boiler inspection will again be available to owners this Fall. SRG will work with Summit Professional Services to update the list of items to be checked.

### **VII. New Business**

#### A. Annual Meeting Date

The 2012 Annual Owner Meeting is scheduled for Saturday June 30, 2012. The official notification packet was reviewed and will be sent May 30, 2012.

B. Storm Door - The owners of 2910 have requested permission to install a screen/ storm door on their front door. The Board reviewed. "It is the objective of the Board to do appropriate research and determine if there is a suitable screen door for our development that can serve as the approved standard for any owner who wishes to have one. We hope to be able to make a decision on this before the end of June. The overall goal is to maintain a clean and consistent exterior appearance at the complex and unit front door are highly visible. SRG will contact Liberty Doors and work to get a sample of a "607" and a "211" door style in Bronze with a screen option (glass pulls out of door in summer). SRG will contact the owners of 2910 and let them know that we are working on it and are sensitive to the exterior appearance.

C. Coyotes - Coyotes are present in the area and on the golf course. SRG will contact the DOW to report.

D. Metal post in ground - SRG will remove the metal post, appears to be old for sale sign post from unit 2934, that is in yard along golden Eagle road.

**VIII. Next Board meeting date**

The next meeting date will be the 2012 Annual Owner Meeting. SR will keep the board apprised via email.

**IX. Adjournment**

With no further business, the meeting was adjourned at 6:03 pm.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Board member signature