

TWO CREEKS HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
DECEMBER 30, 2010

After determining a quorum had been obtained by way of proxies and members present, Vice-president Jim Rifkin called the meeting to order at 4:10 p.m.

East Village Master Insurance: Jim introduced Bill Boineau, manager of the Pines Association and mayor of Snowmass. A question had been raised about the amount of liability insurance for the lifts and Bill explained that the insurance includes lifts, negligence, grooming & snow cat insurance. It is the most expensive item in the East Village Master Association which Two Creeks is a member. The insurance is split among Two Creeks, Owl Creek Townhomes and the Pines. This type of insurance is very expensive and extremely hard to find as many companies do not carry this type of insurance. John Wilkinson is our agent and he reviews the policy yearly with various carriers to insure we get the best policy and coverage possible.

Jim asked Bill if he would answer questions regarding Town issues in his capacity as Mayor. Bill was asked if he could get the Town maintenance department to increase sanding at the corner of Two Creeks Drive and Owl Creek Road as ice builds up there and the intersection becomes very dangerous. Bill said he would talk with John Baker in the Town Maintenance Department.

A new house is being built in Two Creeks, and one owner asked if there any ordinances about employee parking on public roadways. Bill said the Pines Covenants has a limit of five cars per construction site and a fine system in place; but most subdivisions do not have this enforcement capability. Bill will talk with the police department and Mark Kittle at the building department and have them address this situation. The construction manager should have his employees park off-site and shuttle them to the job site.

Bill was asked about the snow blower parked on the bridge in Two Creeks. Bill said that apparatus is owned by the Ski Company for snow making and has to be removed by the end of the year.

Bill then gave a brief update on the status of Base Village. He touched upon the foreclosure, the receivership, vesting rights and possibilities for future development, but could not give any definitive answers as to exactly what would happen to that area in the future. The Town Council would continue working diligently with all parties involved to insure the final product would be one the Town could be proud of.