

THE HOMESTEAD AT SNOWMASS ASSOCIATION  
BOARD MEETING

March 20, 2014

1. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 11:06 AM. Board members present via conference call were Malo Harrison, Colin Heggie, Bob Campbell and Bill Devers. A quorum existed at all times during the meeting. Barton Craig of Snowmass Lodging Company was also present.

2. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting, which was via email.

3. READING AND/OR DISPOSAL OF UNAPPROVED MINUTES

Mr. Devers made a motion to waive reading the minutes of the Board Meeting of November 25, 2013. Mr. Campbell seconded, and the motion was approved by voice vote. The minutes were approved, as written.

4. UNFINISHED BUSINESS

**2013 Year end financials**

The HOA ended 2013 with an operations surplus of \$6,920, which was transferred to the Reserve Fund. The surplus was mostly due to lower than budgeted expenses for snow removal. The balance of the Reserve Fund at the end of 2013 is \$98,888.

**Operations budget through February 2014**

Through the month of February, the HOA has an operations deficit of approximately \$4,000 due mostly to higher than expected costs for snow removal including roof shoveling.

**Request to install evaporative cooler on roof of unit 12**

Input was solicited from local real estate agents who indicated they felt roof mounted evaporative coolers would be a negative for the Homestead from an aesthetic standpoint, especially as there are other less invasive options that homeowners could choose to deal with the issue of heat. The same agents also indicated that they did not feel the amount of Homestead HOA assessments was an impediment to sales.

In terms of other cooling options, Malo Harrison asked about mini-split AC units, which are single room AC units that use an air handler inside the unit and a small AC condenser that would sit outside the unit on a patio deck. Mike Estes mentioned that they had been approved for use at the Country Club Villas and that they could possibly be an option at the Homestead. Mike Estes requested management inquire at the Villas about their experience with these units from a noise standpoint. Bill Devers mentioned that he has two portable AC units, which are small and have no exterior impact and work quite well.

Mr. Heggie made a motion to reject the request for the evaporative cooler, Mr. Devers seconded and the motion to reject the request was passed via voice vote. The result of the vote and the rationale will be communicated to Mr. Balderston.

**Request to install gas fireplace for unit 8 vote on approval**

The Board confirmed that all gas line installations by owners require prior approval by the Board. The

Board also discussed that in the future any gas line installations will be subject to all appropriate permits, inspections and local ordinances, to make sure any alterations to gas lines are done properly and safely. Any gas line installed which include a fireplace is required to be separately metered, while installations for gas stoves only can tie into the existing building gas lines, as long as it is done to code. Mr. Campbell made a motion to make this a requirement going forward, Malo Harrison seconded and the motion was passed via voice vote.

Mr. Devers made a motion to approve the request for installation of a gas line for a fireplace, at the homeowners expense, for unit #8. The homeowner will be responsible for paying for the gas usage for this fireplace. Mrs. Harrison seconded and the motion was approved by voice vote. Mr. Campbell abstained from the vote.

### **Status of Fire Alarm proposal for Homestead complex**

Per the most recent bid from Vision and discussions with Frank Rudecoff at Snowmass Fire Department the current proposal for fire alarm upgrades at the Homestead stands at \$33,190 plus \$5,291 for required horn/strobe upgrades and the addition of heat detectors in each garage for a total cost for the project at \$38,481. Permit fees and the purchase of a Knox box for keys would add approximately \$700 to the cost of the project. If approved at this meeting the project should be completed before the beginning of summer. Vision will provide a good faith estimate that the project will be complete by June, 2014.

Bill Devers asked about the payment schedule, whether it is 50% at signed contract and 50% due upon completion. The Board indicated that is acceptable but a payment schedule of 50% deposit, 25% due at the start of work and 25% due at completion would not be acceptable. Bill Devers asked about monitoring cost and annual test and inspections. Mr. Craig quoted Vision's price for monitoring and test and inspections at \$65 per month for monitoring and approximately \$1550 for annual test and inspections.

Mr. Estes suggested preparing a Notice to all homeowners explaining the work to be done, the anticipated schedule of work and hat a key will be required from each homeowner for the Fire Department, as well as the impacts inside each home during installation and inspection. Mr. Estes noted that it should also recommend to each homeowner to consider removing old smoke detectors within their home at their own expense, although that decision is up to each homeowner.

Mr. Devers made a motion to approve the Vision proposal as presented/amended. Mr. Heggie seconded the motion and the motion was passed by voice vote.

### **Clarification of Homestead policies regarding maintenance and/or replacement :**

Window screens-are the responsibility of the HOA

#### ***Doors***

Solid front door-Mike Estes commented that original front doors are the responsibility of the HOA unless there is evidence of owner abuse of the door, but if the door had been replaced then it becomes the responsibility of the homeowner. Changes to the original doors must be approved by the Board prior to installation, after which all future maintenance and repair will become the responsibility of the owner.

Screen doors-front and/or sliding doors on decks and patios-They are responsibility of the homeowner.

Garage doors-The HOA is responsible for the exterior surface of the garage door only. Homeowners are responsible for the garage door itself and all mechanical operations of the door, keypad and openers. Installation of new garage doors must be approved by the Board prior to

installation, after which the future maintenance and repair will become the responsibility of the owner. The Board agreed that the exterior of all garage doors should match each other aesthetically, whether they are one or two car garages.

Garage door openers are property of each homeowner.

Electrical outlets on unit exterior and plumbing fixtures on exterior of unit are the responsibility of the HOA.

5. NEW BUSINESS

6. ADJOURNMENT

Mrs. Harrison moved for adjournment. Mr. Heggie seconded, and the motion was carried. The meeting was adjourned at 12:29 P.M.

Respectfully submitted,

Malo Harrison, Secretary