

THE HOMESTEAD AT SNOWMASS ASSOCIATION
ANNUAL OWNERS MEETING

December 28, 2020

I. CALL TO ORDER AND CERTIFYING PROXIES

Mike Estes, President of the Association, called the meeting to order at 2:07 PM via Zoom. Barton Craig and Mike George of Snowmass Lodging Company were also present.

Members Present	Unit #
Carol Siersen	01
Bill Devers	02
John Eldridge	03
Malo Harrison	05
Carrie Babich	06
Mike Estes	07
Heather Burcher	08
Rick Wiener	09
Colin Heggie	10
Mike Kurzman	14
Scott Kallick	15
Members Present by Proxy	
Marilyn Seltzer	11
TOTAL	(12 /14=85%)

Verification of the signed proxies established that the required quorum of 50% of Homestead was achieved.

II. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

III. READING OF THE MINUTES

Mrs. Burcher made a motion to waive reading the minutes of the Annual Meeting of December 30, 2019. Mr. Heggie seconded, and the motion was approved by voice vote. The minutes were approved, as written.

IV. REPORT OF THE OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$19,298 in its Reserve Fund, not including any 2020 Budget surplus which may be transferred to the Reserve Fund. He also noted that the HOA will allocate a total of approximately \$51,481 to roof replacement and repairs at units #8 & #9, as well as roofing consultation as part of the roof replacement project. This amount will be transferred back to the Reserve after the Roof Special Assessment is collected starting in April 2021.

The Association expects to end the year on budget with a surplus 11,784, mostly due to lower than budgeted Landscaping costs as a result of the Landscaping Special Project.

V. ELECTION OF THE DIRECTORS

Mr. Estes noted that two Board positions are up for election in 2019, those of Mr. Kurzman and Mr. Heggie. Mr. Kuzman offered to open his seat to another homeowner if they would like to serve on the Board. Mrs. Burcher nominated Mr. Heggie and Mrs. Seltzer to serve on the Board. Mr. Kallick seconded the motion. After a voice vote, Mrs. Seltzer and Mr. Heggie were elected to serve a two-year term on the Board.

VI. UNFINISHED BUSINESS

2020 Projects Update

Landscape Project

Mr. Estes noted that despite significant delays to the start of the project due to Covid, the Landscape project was completed at the end of the fall. The Landscape Project contract was for \$119,000 and is approximately \$9,000 over budget, which comprises \$5,000 for permits and taxes (not included in the contract) and \$4,000 for plantings that were added, primarily in front of individual units. As the Landscape Assessment has contingency funds built-in, despite being over budget, the balance of the fund will be approximately \$10,000-\$12,000 after outstanding invoices are paid. In spring 2021 the Board will work with Escape Gardens to determine if those funds should be used for additional plantings and also to inspect the plantings that were installed in the fall, as they are under warranty.

Driveway Repair

Mr. Craig noted that per approval from the Board, a bid for \$19,074 from Elam Construction was approved for asphalt repairs and sealcoating for the Homestead. This work was performed in October. In addition, as an unintended result of paving on Brush Creek Road in September, the Board approved repaving of the entry of the Homestead from Brush Creek Road to the dumpster area. This work was complete milling and repaving of the most heavily used portion of the driveway and created a seamless transition from the Homestead to Brush Creek Road. The cost was \$5,600.

Roof Leak #8 & #9

In March, a persistent roof leak in unit #9 ultimately resulted in using that roof as a template for creating the specification for the new roof that will be installed at the Homestead in 2021. This leak resulted in enough demolition that simply repairing it only to have it demolished in 2021 was deemed to be inefficient. The process of this roof repair also allowed to HOA to gain substantial knowledge of underlying conditions that might be encountered during the roof replacement and develop a professional

relationship with the roof consultant that was ultimately chosen to create the specification for the new roofs and bid the project to roofing companies and choosing the vendor that will do this work in 2021.

VII. New Business

2021 Roof Replacement

Homeowners were notified in September that the Board had approved a Special Assessment of \$55,000 per unit for roof replacement, with work to start no later than May 17th, 2021 and be completed by August 17th, 2021. The assessment will be billed in two installments, the first for \$30,000 per homeowner will be due on April 1st, 2021 and \$25,000 due on June 15th, 2021. The assessments include a Reserve for contingencies. The life expectancy of the new roof will be approximately 25 years.

Occupancy will be allowed throughout the project, but homeowners should be prepared for construction noise and impacts throughout the summer.

Spa Closure

The Homestead spa has been closed since mid-March as a result of the pandemic. Although pools and spas are allowed to open the Board had decided that the extra expense of the recommended sanitizing of surfaces, as well as the reduced capacity and risk of virus transmission made keeping the spa closed a reasonable decision. The 2021 Budget has been prepared with the assumption that the HOA will not reopen the spa until summer. Current Pitkin County requirements would only allow one family at a time to use the spa. Also, all surfaces would need to be sanitized between each use.

Mr. Wiener raised the question of whether or not changes to the present policies about the hot tub could be re-considered. The attendees then discussed the pros and cons of how to maintain and clean the common area hot tub during COVID times and restrict usage to one family at a time. After discussion, the members decided to keep the current hot tub policies in place.

2021 Budget Review and Ratification

Mr. Estes presented the homeowners with the 2021 budget proposal. The proposed assessment is an increase in the HOA budget of less than 1% over the prior year.

Mr. Estes then asked any owners present if they had any questions or comments on the proposed budget.

After a discussion of significant line items, Mr. Heggie made a motion to approve the budget, as presented. Mr. Kallick seconded, and the budget was approved as presented, by a unanimous voice vote.

Review of Reserve Fund Analysis

Mr. Heggie noted that \$47,000 from the 2021 Operating Budget is allocated to the Reserve Fund but noted that Reserve Fund analysis should be conducted to determine if this is an appropriate amount. The Board is undertaking to determine the expected lifespan and replacement cost of the boiler and heating system. Other near-term projects being planned are Mr. Estes noted the repainting of the window frames as the next project that is being considered by the Board. He also noted some crawlspace plumbing infrastructure work has been completed and other work is needed.

The Board plans to create a 5- and 10-year Reserve Fund outlook for all Common and Limited Common Elements.

VIII. ADJOURNMENT

Mrs. Harrison moved for adjournment, and Mr. Kurzman seconded, and the motion was carried. The meeting was adjourned at 3:11pm.

Respectfully submitted,

Mrs. Harrison, Secretary