

THE HOMESTEAD AT SNOWMASS BOARD MEETING

February 11th, 2022

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 2:06 pm Mountain Time. Board members present via Zoom conference call were Colin Heggie, Marilyn Seltzer, Malo Harrison, and Heather Burcher. Barton Craig of Snowmass Lodging Company was also present.

II. PROOF OF NOTICE OF MEETING

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

III. READING AND APPROVAL OF THE MINUTES

Mrs. Burcher made a motion to waive the reading of the Board Meeting Minutes of December 1st, 2021, and approve them as written. Mrs. Seltzer seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

Fourth Quarter Financial Review

Mr. Estes noted that per the financial report sent to all Board Members on January 31st, the Homestead ended 2021 with an overall deficit of \$84. Mr. Estes suggested the HOA reduce the Reserve Fund contribution by \$84 rather than increase assessments by that amount. The Board voted to approve.

Mr. Estes noted that per unit pricing for natural gas from Black Hills increased almost 40% from December 2020 to December 2021. Management will continue to monitor gas costs and update the Board.

Delinquent Owner Payments

All homeowners are up to date with the exception of Tom Balderston #12. First Quarter assessment which was due on Feb 2nd is unpaid. There are also late fees from Q4 of 2021 that are unpaid. The total balance is \$6,007. Management has sent an email to the homeowner.

Damage to entry sign in auto accident

In January an accident on Brush Creek Road caused damage to the downhill Homestead entry sing, damaging the stucco. Management is working with a vendor to get the repair done. The HOA filed a claim on the driver's insurance.

Revised Homestead Rules

Board Members have all received updated draft of the Revised Consolidated Rules. Mr. Estes will continue to refine the Rules in the next week or two and send an updated version to the Board. Once a final version is approved by the Board it will sent to attorney Jody Edwards for review before being sent to all homeowners.

Spring Projects

Roofing Punch List

The Roofing Company is scheduled to return in the spring after the snow has melted from the roofs to complete the punch list.

Spa lights placed on timer- includes lights on sidewalk to spa

The HOA received a complaint about the spa lights shining across the golf course as a nuisance. In the short term, tape has been placed on a portion of the fixtures that shine towards the golf course, which seems to have alleviated the problem. Mr. Estes suggested putting those spa and walkway lights on a timer set to turn off at 10:00pm. The Board approved Management to obtain a quote to do that work.

Spa Bathroom

The spa bathroom hot water heater and shower need repairs from frozen pipe in December. Mr. Craig will get a quote from our plumber for repairs needed for the hot water heater and shower. He will also consult with the plumber regarding ideas to prevent this from recurring, including adding heat to the mechanical area, signage on the door stressing the importance of keeping the door closed at all times and a locking cover for the bathroom thermostat.

Homestead 14 leak

Mr. Estes reminded the Board that #14 has had a small intermittent leak over a period of year that stained the ceiling of their ground floor master bedroom. Last fall, the HOA plumber flood tested the entire area (deck, gutters, roof, windows) and was unable to recreate the leak and ceiling was patched and painted, yet the small leak returned sometime during the fall or early winter. Mr. Craig has been in contact with the homeowner to open up a portion of the ceiling in the area of the leak when the home is next vacant to get a better view of where exactly the water is coming from. As there is no plumbing in that area it is suspected the water is coming from patio. If the water is coming from the deck it may require removing the Trex decking to inspect the waterproof membrane on the deck.

Other Items

Mr. Heggie suggested that all crawlspace plumbing upgrades be completed in 2022. He also reminded Management to schedule the painting of the golf course facing window frames. He also noted stucco is cracking in some smaller areas on the back of his unit and suspects there are other areas that should be inspected and repaired as needed.

VI. Adjournment

Mrs. Harrison made a motion to adjourn. Mr. Heggie seconded the motion, and the meeting was adjourned at 3:25 pm.

Respectfully,

Malo Harrison, Secretary