

THE HOMESTEAD AT SNOWMASS BOARD MEETING

May 3rd, 2020

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 4:30 pm Mountain Time. Board members present via conference call were Colin Heggie, Mike Kurzman, Malo Harrison, and Heather Burcher. A quorum existed at all times during the meeting. 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

Mr. Heggie made a motion to waive the reading of the Board Meeting Minutes of the April 20th, 2020 and April 26th and approve them as written, Mrs. Harrison seconded and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

Landscape Contract with Escape Gardens

Mr. Heggie has been in contact with Jennifer from Escape Gardens to finalize the contract for the Landscape Project. Mrs. Harrison asked for clarification regarding the warranty specified on the contract, which is two years if Escape continues to provide maintenance and one year if they do not provide maintenance after 2020. The warranty starts from the date the HOA accepts completion of the contracted work. Mr. Heggie forwarded via email to the Board Jennifer's answers to the questions provided by Gyles Thornley. Mr. Kurzman inquired if Escape had provided a maintenance contract. Mr. Craig noted that Escape will not offer a contract at a fixed price for grounds maintenance but provided a proposal with estimates and hourly rates. Those estimates are roughly in line with prior actual landscaping maintenance costs, although Escape Gardens does charge higher hourly rates for all services. Mr. Kurzman suggested that the hourly rates for various labor services be specified in the contract or otherwise guarantee their labor rates.

Mr. Kurzman made a motion to accept Escape Gardens Design and Installation contract and maintenance proposal. Mrs. Burcher seconded and the motion was passed unanimously via voice vote.

Roof Repair Homestead #9

Mr. Estes provided a summary of the status of the roof repair at Homestead #9. As of Friday, May 1st, Aspen Roofing had performed the demo of the proposed portions of the old roof and done much of the waterproofing for the new roof. Dan Cupit inspected the repair and investigated the source of the leak. While the HOA has not yet received his written report, informal discussion led to the conclusion that the leak may have been due to condensation build up over a period of many years resulting from improper roofing ventilation. The information gained while investigating this leak will assist Dan Cupit in creating the most appropriate bid package for the new roof, as this issue must be addressed for all roofs in the Homestead. It is expected that the roof repair for Homestead #9 will be completed in the next 10-12 days.

Next Board Meeting

Mr. Estes noted that the next Board meeting should be planned for mid to late May, after the roof repair is completed. First Quarter financials will also be reviewed at that meeting. Mr. Estes suggested notifying Marilyn Seltzer and Scott Kallick of the meeting date after it is set, as they have expressed interest in attending Board meetings

V. ADJOURNMENT

Mr. Kurzman made a motion to adjourn. Mr. Heggie seconded the motion, and the meeting was adjourned at 5:05 pm.

Malo Harrison, Secretary