

THE HOMESTEAD AT SNOWMASS BOARD MEETING

August 8th, 2022

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 2:00 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

Mr. Heggie made a motion to waive the reading of the Board Meeting Minutes of May 9th, 2022, and approve them as written. Mrs. Seltzer seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

Q2 Financials and Projected Year End Deficit

Per the report sent to Board members last week, through Q2 the HOA has an Operating Deficit of \$16,521. The deficit is primarily from the following line items: Natural Gas-\$4,378, R&M-\$2,737, Grounds-\$2,723 and Snow Removal-\$6,255. The deficit for Natural Gas is likely to increase in the fourth quarter by an additional \$2,000-3,000.

Mr. Estes reminded the Board that the Roofing Fund currently has a balance of \$46,751 and the remaining balance due The Roofing Company is \$10,000. The HOA will also be invoiced from Dan Cupit at the conclusion of the project approximately \$500-1,000.

Roof Project Status

The Roofing Company returned to the Homestead in May and June to work on punch list items. That work is substantially complete and per approval from Dan Cupit the HOA paid TRC \$20,000 of the retainage, with \$10,000 currently being held pending final approval from Dan Cupit that the punch list is completed to his satisfaction.

Window Frame Painting Project completed in May

Mr. Estes noted that there is over spray on some areas of stucco that need to be corrected by the vendor. Management will contact the vendor.

Mrs. Burcher raised the issue of cracks appearing on the external stucco on her unit. Mr. Heggie added that he had similar hairline crack issues on the upper rear walls under the window frames.

Following discussion, it was agreed that in Spring 2023, the entire complex should be reviewed to determine the extent of the issue and an action plan identified at this time depending on findings

Crawlspace Plumbing Project

Three more units were completed in June. Units that have now been completed are #1,2,3,5,7,8 ,9,10 and 14. Units 4,6,11,12 and 14 remain to be done. The estimated cost to complete the project is \$15,000-25,000. Management is working with our plumber to try to get the remaining units completed this year.

Spa Repairs

The plumbing repairs and new hot water heater needed as a result of frozen pipes in the spa bathroom and mechanical room have been completed at a total cost of \$7,594. Management has contacted Vision Security regarding installing one or more low temperature sensors that would be monitored through the Fire Alarm system and also getting input from the plumber on ways to prevent future frozen pipes in that area.

Dead Trees

Three spruce trees behind Homestead #7/#6 and the spa area have been examined and determined to be dying from exposure to pesticides. There is no treatment to save them. It is likely the cause was spraying that was done about 4 years ago to deal with an infestation of cottonwood suckers in the same area, although it cannot be proved.

V. NEW BUSINESS

VI. **Adjournment**

Mrs. Burcher made a motion to adjourn. Mr. Heggie seconded the motion, and the meeting was adjourned at 3:30 pm.

Respectfully,

Malo Harrison, Secretary