

THE HOMESTEAD AT SNOWMASS BOARD MEETING

February 27th, 2018

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 1:06 pm, Mountain Time. Board members present via conference call were Malo Harrison, Bill Devers, Colin Heggie, and Heather Burcher. Robert Kaufman was in attendance. 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. Devers made a motion to waive the reading and approve the Minutes of the Board Meeting of December 5th, 2017. Mrs. Burcher seconded and after a voice vote, the Minutes were approved as written.

IV UNFINISHED BUSINESS

Homestead 6 Request for Skylight at entryway

The Board received a request from the owner of Homestead #6 to install a skylight in their exterior front entryway during the renovation project. Approval of this request, if granted, is not intended to create a precedent for other installations. The entry of #6 is a unique orientation and the skylight will address a specific problem for this unit.

Mrs. Burcher made a motion that Unit #6 be allowed to go forward with the installation of a skylight in their entranceway. Further, considering the special circumstances of this particular unit's entranceway, this approval applies to Unit #6 only and is not intended to set a precedent for other units. Please note that Unit #6 is to be responsible for the full cost of the installation and any directly related costs that impact the surrounding common roof area, as well as any ongoing maintenance in the future for this skylight. Mr. Devers seconded and the motion was approved via voice vote.

V. NEW BUSINESS

Approval of the Guaranteed Maximum Pricing (GMP) for Renovation Project

Mr. Estes summarized meetings between the Renovation Committee and Rudd regarding maximum costs of the renovation project. Bob Kaufman noted that total maximum guaranteed cost is now at \$100,000 over the original estimate. This is due to small additions to the project and the fact that actual bids are overall coming in at slightly higher than the estimate of last fall. The contingency fund for the Project has been adjusted to 5.29%, which all parties agree is more than sufficient. Both Mike Estes and Bob Kaufman assured the Board that no quality has been compromised to bring the cost of the project closer to the proposed budget presented to the members last fall. The contract as proposed quotes a GMP that falls in line with the approved Special Assessment. The total GMP on the contract with Rudd is \$2,853,058 to fulfill the contract per the specifications of the architect.

Malo Harrison made a motion to approve the GMP for \$2,853,058, Bill Devers seconded at the Motion was approved via voice vote

Notice to Proceed

Mr. Estes noted that Rudd requests that prior to signing the final contract that the HOA sign a Notice to Proceed, which will allow them to start purchasing materials immediately. This document is being reviewed by the HOA attorney tomorrow.

Mr. Devers made a motion to authorize Mike Estes to sign the Notice to Proceed with Rudd, contingent upon attorney review. Mrs. Burcher seconded and the motion was approved via voice vote.

Deck Furniture-preparation for construction

Mr. Estes requested that Management send a notice to all homeowners to remove all patio furniture before constructions begins on their building. Only the residents of Build 1 will need to remove patio furniture prior to April 15th. Bob Kaufman and Barton Craig will contact Rudd to determine if all patio furniture must be completely removed from all decks and stored, or whether some furniture can be stacked or centered on the living room deck. Once that information has been obtained a notice will be sent to all homeowners informing them they must move their patio furniture and by which dates.

Flo Logic installations

Mr. Estes noted that five homeowners have approved of Flo Logic installations as a water shut-off and flood avoidance device. This project is the responsibility of each homeowner and not an HOA responsibility, but by coordinating the project the HOA has obtained a bulk discount for each homeowner. It is expected that the devices will be installed in the month of March.

Adjournment

Mrs. Harrison made a motion to adjourn, Mr. Devers seconded the motion and the meeting was adjourned at 2:08pm.

Malo Harrison, Secretary