

THE HOMESTEAD AT SNOWMASS ASSOCIATION  
BOARD MEETING

February 24, 2011

1. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 4:05 PM. Board members were present via conference call were Bill Devers, Malo Harrison, Bob Campbell, George Hartnett. Barton Craig of Snowmass Lodging Company was also present.

2. PROOF OF NOTICE OF MEETING

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

3. READING AND/OR DISPOSAL OF UNAPPROVED MINUTES

Mr. Devers made a motion to waive reading the minutes of the Annual Meeting of December 03, 2010. Mrs. Harrison seconded, and the motion was approved by voice vote. The minutes were approved, as written.

4. UNFINISHED BUSINESS

No unfinished business was on the agenda.

Mr. Craig notified the Board that the Homestead ended 2010 approximately \$16,000 under budget for snow removal and January 2011 is approximately \$3,000 under budget. This is partially due to the change in snow removal vendors and strategy, and partly due to consistent snow storms that have been in the 3-6 inch range, which does not stress our physical property as much.

Mr. Estes also informed the Board that the Homestead shuttle bus stop had been reinstated in January after the Town Council meeting which Mike Estes and Bob Campbell attended. They both praised the town council for independently evaluating the issues involved and deciding that the Transportation Department had been premature in its decision that the bus stop was not safe. It is possible this issue may come up again in the future.

5. New Business

**Adoption of Homestead Window Replacement Policy**

Mr. Estes noted that for the purpose of clarifying window replacement policy for all Homestead homeowners, the Board in consultation with an attorney, drafted a set of rules to be sent to all homeowners. The rules were created to comply with all existing governing documents of the Association and is a clarification of policy rather than any change.

Mr. Devers made a motion to approve the rules as presented and mail them to all homeowners. Mr. Estes seconded. Mr. Estes called for a voice vote and the motion was unanimously passed.

Mr. Estes suggested a copy of the rules be included in the written minutes of this Board meeting.

6. ADJOURNMENT

Mr Hartnett moved for adjournment, Mrs. Harrison seconded, and the motion was carried. The meeting was adjourned at 4:25 P.M.

Respectfully submitted,

, Secretary