

THE HOMESTEAD AT SNOWMASS ASSOCIATION
BOARD MEETING

September 26, 2013

1. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 1:05 PM. Board members were present via conference call were Bob Campbell and Bill Devers. A quorum existed at all times during the meeting. Barton Craig and Mike George of Snowmass Lodging Company were 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. Campbell made a motion to waive reading the minutes of the Board Meeting of April 15, 2013. Mr. Devers seconded, and the motion was approved by voice vote. The minutes were approved, as written.

4. UNFINISHED BUSINESS

Review of Q2 Financials

At the end of Q2 the HOA has a surplus of \$1,333.

Discussion of Proposals for Fire Alarm Monitoring of Buildings A and D

Per previous Board instructions, Management has obtained three bids to add fire alarm monitoring in buildings A and D. As of June, Management has two bids to add one new fire panel to monitor all 4 buildings and to install smoke and heat detectors in all 14 units that would be tied into the fire panels. The bid from Vision Security is \$32,873. The bid from Pro Guard is \$23,326. At the last Board meeting in April, Frank Rudecoff Snowmass Fire Department summarized features that they would recommend for any new fire system.

Any fire panel that is installed is required to be monitored. Exactly what type of alarms result in a dispatch are matters of choice. The Fire Department recommends that in any residence that is a short term rental that smoke alarm activation result in Fire Department dispatch. In second homes, it is more acceptable and common for the Fire Department to dispatch only for heat sensor or sprinkler activation.

Frank Rudecoff noted that all occupants within an entire building should be notified via alarms if more than one smoke detector is activated in a unit, or if a heat detector is activated

Lastly, Frank Rudecoff noted that in the vast majority of cases a smoke detector will activate before a heat detector and, therefore it is a preferred device to notify the fire department. The Fire Department would always like to respond sooner versus later to a fire, even if it means that there are more false alarm dispatches.

Barton Craig indicated that either proposal has the ability to program which types of alarms result in Fire Department dispatches and that it can be changed after installation based on our experiences

with the system.

Mr. Devers advised that he recently had the smoke detectors within his unit serviced and checked.

Mr. Campbell advised that he also has similar equipment within his unit.

The board decided that any fire detection/suppression devices or equipment currently within any unit that can be reused, and any money subsequently saved against the Pro Guard bid, would be credited to the owners of those respective units.

Mr. Craig noted that permit fees to the Town of Snowmass Village could cost up to \$2,000 and those expenses are not part of either bid.

Mr. Devers moved to approve the Pro Guard bid, subject to a maximum cost limit of 110% of the current bid, and exclusive of the permit fees. Mr. Campbell seconded, and the motion passed.

Mr. Craig will report back to the board, if any additional costs are discovered, or if the timeline of work extends beyond December 15, 2013, for completion of the project.

Mr. Estes asked Mr. Craig to draft a letter to the members discussing the project and its details.

5. NEW BUSINESS

Request to Install Swamp Cooler Unit (SCU)—roof mounted.

Mr. Estes asked for comments from the attendees. Mr. Devers asked if plumbing and power supplies would deliver water and energy to the SCU from supplies inside the home, and the SCU would subsequently deliver chilled air back through a vent into the unit. The assumptions at this time are that the water and energy supplies and the chilled air vent would require roof penetrations. Mr. Craig commented that, in addition to these unanswered questions, he had not found any information about sound transmission or how the unit might look to the other residents of the buildings. Mr. Devers then commented that he would like the board to be able to observe one of these SCUs in actual performance, as the approval of one would likely result in more members making applications for the installation of other SCUs. Mr. Estes commented that how roof top devices such as these appear in view planes from fairways on the golf courses will be an important consideration. Mr. Estes also commented that discussion of this issue should occur at the upcoming annual meeting of the members. Mr. Campbell noted that the burden is on the applicant to provide satisfactory answers to these and any questions raised by the members at the upcoming annual meeting before the board can vote on this matter.

6. ADJOURNMENT

Mr. Devers moved for adjournment, Mr. Campbell seconded, and the motion was carried. The meeting was adjourned at 2:00 P.M.

Respectfully submitted,

William Devers, Acting Secretary