

THE HOMESTEAD AT SNOWMASS ASSOCIATION
ANNUAL OWNERS MEETING

December 28, 2018

I. CALL TO ORDER AND CERTIFYING PROXIES

Mike Estes, President of the Association, called the meeting to order at 4:04 PM at The Homestead #7 at 3904 Brush Creek Road in Snowmass Village, Colorado. Barton Craig and Mike George of Snowmass Lodging Company were also present. Brandon Watson of Rudd Construction, and Randy Henrie of Z-Group, and Bob Kaufman of RCI also attended the first 45 minutes of the meeting.

Members Present	Unit #
Lori Carter	01
Ingegard Fehr	04
Malo and John Harrison	05
Mike Estes	07
Heather and Ed Burcher	08
Mike Kurzman (via conf call)	14
Colin Heggie (via conference call)	10
Carrie Babich (via conf call)	06
William Devers (via conf call)	02
Scott Kalick and Susan Farber	15
Members Present by Proxy	
Franceschi/Sargent	09
Marilyn Seltzer	11
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TOTAL	(12/14=86%)

Verification of the signed proxies established that the required quorum of 50% of Homestead was achieved.

II. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

III. READING OF THE MINUTES

Mr. Harrison made a motion to waive reading the minutes of the Annual Meeting of December 29, 2017. Mrs. Campbell Burcher seconded, and the motion was approved by voice vote. The minutes were approved, as written.

IV. REPORT OF THE OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$81,734 in its Reserve Fund, which is held in bank accounts and/or short-term Certificates of Deposit at Alpine Bank.

The Association expects to end the year on budget with a surplus of approximately \$38,000 due mostly due to savings in grounds and R&M as a result of a suspension of some services during the Renovation Project. The 2019 Proposed Budget has been prepared with instructions that any surplus will be transferred to the Reserve Fund, where it will be allocated for projects in 2019 which will be discussed later in this meeting.

V. ELECTION OF THE DIRECTORS

Mr. Estes noted that two Board positions are up for election in 2018, those of Mr. Heggie and Mr. Devers. Mr. Heggie has agreed to continue to serve on the Board if nominated, Mr. Devers will step off the Board. Mr. Estes nominated Mr. Heggie and Mr. Kurzman to each serve a two-year term on the Board. Mrs. Harrison seconded the motion. After a voice vote both were elected to serve a two-year term on the Board.

VI. UNFINISHED BUSINESS

Renovation Project Review

Status Brandon Watson of Rudd Construction gave a summary of the status of project. The buildings are substantially completed, with punch list items and site clean up to take place over the next 2-3 weeks.

Ongoing tasks – Entry monument is scheduled for completion during early winter. Rear stair replacements will be ongoing throughout the winter.

Spring completion – the members discussed the details of remaining work that is planned for completion this spring, which includes touch up painting.

Window washing – Has been done on all window exteriors. All interiors of new windows have also been cleaned. All owners may “opt in” for interior window cleaning in the spring by providing emails of authorization to Bart.

Window screens – the HOA will clean all window screens in the spring as an HOA cost. If any owners have any damaged or missing window screens, please advise Mr. Craig via email so that those items can be considered for punch list inclusion.

Gutter cleanout – Mr. Estes advised that the drains are scheduled to be rootered and cleaned both from the decks and from the crawl spaces early this winter. Mr. Craig noted that the vendor will need unit and deck access in order to complete this task for all units. Mr. Heggie noted that the gutter leaf screens are missing, so these need to be replaced in order to limit the amount of debris that would then enter the downspouts and under-drains. Mr. Craig will contact Z-Group and Rudd and ask that resolution of this matter be expedited.

Mr. Heggie noted that the HOA awaits delivery of a list of units within which the general contractor noted standing water in the crawl spaces during the project. Mr. Craig commented that he has this as an open item on the task list.

Dryer vents – Mr. Estes noted that many dryer vents were partially or completely blocked, and that these vents must be cleaned to reduce the risk fire. Mr. Craig noted that a verbal quote of \$100 per dryer run was based upon a dryer vent length of 20 feet, while the runs at The Homestead average 50 feet in length. The vendor has asked that the HOA consider an amended cost for the work already performed on 10 of the 14 runs. The vendor also won't return to perform work on the remaining 4 units at the originally quoted price. The vendor also recommended that booster fans be added to all dryer runs for proper operation. Mr. Estes recommended, and the attendees approved, that the HOA pick up the cost above \$100 for the remaining 4 vents to be cleaned.

Issues for unit interiors – Mr. Estes asked all owners to submit any notes regarding construction related issues in writing to Mr. Craig.

Mr. Estes noted that many window frames are in need of painting, which will be considered as work for this spring.

2019 Budget Review and Ratification

Mr. Estes presented the homeowners with the 2019 budget proposal. The proposed assessment is the same as the assessment for 2018. He then asked any owners present if they had any questions or comments on the proposed budget.

An extended discussion of the grounds and blacktop then ensued. The attendees expressed many ideas about changes and improvements to the various plantings and other areas around the project.

After a discussion of significant line items, Mrs. Harrison made a motion to approve the budget, as presented. Mrs. Campbell Burcher seconded, and the budget was approved as presented, by a voice vote.

VII. New Business

Landscape Projects

Building Setback – the members discussed a recommendation that different plantings be considered for a 3 foot perimeter around and immediately contiguous to the structures.

Lawn Rehabilitation – the condition of the lawns will be assessed after snow melts in the spring.

Irrigation repair and additions – the attendees discussed that repairs and additions will be needed in the spring and will be planned in concert any changes to the overall grounds plan.

Perennials vs. Annuals – the members discussed the merits of various different planting locations and strategies.

Shrubs around units – the members discussed the strategic placement of shrubs about the grounds for a variety of purposes: screening of air conditioner components, watering needs, aesthetics, and maintenance needs.

Trees – the attendees discussed the various trees located about the grounds with respect as to species, density, desirability, and other factors. The members also discussed the areas under the pine trees that presently do not have plantings and what might be done.

Comprehensive Plan—possibly multi-year

Funding for Grounds Projects – Mr. Estes noted that some funds would be available from the project budget, a surplus from operating fund, and the reserve fund – all of which would be considered for use to supplement improvements and replacements to the Grounds.

Driveway repair and sealcoating scheduled for 2019 – Mr. Estes noted that bids were underway with ROM costs expected to range from \$18,000 - \$20,000.

Roof repairs and Roof Replacement Forecast – Mr. Estes noted that various contractors have observed the roofs and commented that that the roofs are nearing the end of their

useful lives. The board will consider strategic repairs to try to extend the life of the roof within reasonable means.

VIII. ADJOURNMENT

Mrs. Harrison moved for adjournment, and Mrs. Campbell Burcher seconded, and the motion was carried. The meeting was adjourned at 5:59 pm.

Respectfully submitted,

Mrs. Harrison, Secretary