

## THE HOMESTEAD AT SNOWMASS BOARD MEETING

April 20th, 2020

### I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 11:05 am Mountain Time. Board members present via conference call were Colin Heggie, Mike Kurzman, Malo Harrison and Heather Burcher. 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

Mrs. Burcher made a motion to waive the reading and approve the Minutes of the Board meeting of January 15th, 2020. Mrs. Harrison seconded and after a voice vote, the Minutes were approved as written and will be sent to the HOA members.

### IV. UNFINISHED BUSINESS

#### **Declaration Amendment**

The Declaration Amendment regarding codifying equal HOA assessments per unit has been approved by the required majority of homeowners and been notarized and certified and should be filed today. Mr. Estes reminded the Board that the HOA needs to prepare a reconciliation for errors in the past 6 years of assessment billings, which would result in a liability to Interior units of \$7,817 per unit and a benefit to Exterior unit owners of \$5,862 per homeowner. Based on the straw poll taken at the 2019 Annual Meeting it is likely that many of the Exterior homeowners will vote to forgo that benefit, which will result in a much lower payment due from Interior homeowners. The total amount due exterior owners requesting a reconciliation will be divided equally by 6 interior unit owners. Payment will be made by adjustment to the roofing assessment planned for 2020. The Board will prepare that vote this summer.

#### **Consolidate Rules and Regulations**

Mr. Estes noted that the Homestead HOA currently has multiple documents that comprise Rules and Regulations and would like to consolidate and update those into one document sometime this summer. The Board members all agreed.

## V. NEW BUSINESS

### **Roof Leak-Homestead #9**

In mid-March it was reported that Homestead #9 had an active roof leak that was dripping through the window frame above the front entry door. Per past experience with small roof leaks in winter at the Homestead, management followed up roof shoveling to remove ice dams which were on the roof. In addition, it was discovered at this time that the heat tape breaker was tripped, which eventually led to bringing in an electrician to repair a short in the heat tape line. Unfortunately, the leak persisted, only manifesting after new snow, as the snowpack had been completely removed from the roof. Multiple site visits and repairs from Aspen Roofing led to a \$5,000 roof repair which uncovered multiple areas of either suspect work or evidence of moisture intrusion under the roof. The first week of April these areas were repaired with new Watershield and Da Vinci shakes and were flood tested for 4 hours with a hose. The roof did not leak and we assumed the matter was concluded. On Sunday, April 11<sup>th</sup> after a few inches of new snow, the owner of #9 once again reported the same leak. After discussion with Mike Estes, Colin Heggie, Barton Craig and Richard Accera (owner of Aspen Roofing) a plan was developed to replace completely all parts of the roofs of units 8 and 9 that drain into the roofs and valleys that could possibly cause the leak. It was determined that undertaking piecemeal repairs to try to locate the leak would be both expensive, time consuming and ultimately would all need to be ripped up when new roofs are installed in 2021. The current proposal of \$29,762 for repair, which the Board has reviewed, would be self-contained and complete and have a 7 year labor warranty and manufacturer warranty for the materials and would not need to be included in the 2021 re-roofing project.

Mr. Craig noted that the HOA has filed an insurance claim for the roof repairs. The status of that claim is currently unknown.

The Board requested Management to send an email to all homeowners notifying them of a roof leak at The Homestead and to check their homes for roof leaks, or to have their property manager check, or have Snowmass Lodging Company check vacant homes if there is no occupancy or property manager.

Mr. Estes noted that the bid from Aspen Roofers has been sent to and reviewed by the HOA roofing consultant, Dan Cupit. And his recommendations have been forwarded to Aspen Roofers. Aspen Roofers will present an updated Proposal and price based on these detailed specifications, which Management hopes to have by Tuesday, April 21<sup>st</sup>.

Mr. Kurzman made a motion to conditionally approve the Aspen Roofing bid based on meeting the specifications from Dan Cupit and a price difference of no more than 10% from the original bid, as well enter into a contract Dan Cupit to act as roofing consultant on this project, Mrs. Harrison seconded and the motion passed unanimously via voice vote.

### **Landscape Project and Landscape Maintenance**

The proposed contract for the 2020 landscape project and the bid for the 2020 grounds maintenance both with Escape Gardens were discussed by the Board.

Mike Estes and Colin Heggie have been negotiating the final contract with Escape Gardens, which is now ready for signature, which the Board has been forwarded. Mr. Kurzman noted that the warranty for new plantings should include a full growing season, or 12 months. Mr. Kurzman also noted the 20% mark-up specified in the contract. As all Board members discovered they had not received the contract, discussion of the contract details will be deferred until all Board members can review it. Mr. Estes asked Mr. Kurzman to contact Gyles Thornely to opine on proposed landscaping contract.

Escape Gardens has not offered a contract for regular weekly grounds maintenance but has given a proposal with estimated regular summer grounds maintenance costs. The lack of a firm contract is usual for grounds maintenance since actual amount of work required is difficult to predict given weather and other issues impacting grounds care. That proposal is for \$768-1,152 per week for irrigation repairs as needed, lawn care as needed, weeding as needed. It does not include tree care or pruning or spring and fall clean up.

### **VI. ADJOURNMENT**

Mr. Kurzman made a motion to adjourn. Mr. Heggie seconded the motion, and the meeting was adjourned at 12:11 pm.

Malo Harrison, Secretary

