

THE HOMESTEAD AT SNOWMASS BOARD MEETING

April 26th, 2020

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 4:32 pm Mountain Time. Board members present via conference call were Colin Heggie, Mike Kurzman, and Malo Harrison, and Heather Burcher was present via proxy signed to Mike Estes. 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

The Minutes of the April 20, 2020 meeting were not read or approved at this time.

IV. UNFINISHED BUSINESS

Roof Repair Contract

Mr. Estes noted that all of the Board members had been sent the proposed contract for the roof repair at Homestead #9 from Aspen Roofing. The contract includes all specifications and materials provided by Dan Cupit. Mr. Craig provided a summary of the estimated timeline for the repair if approved; work would start on April 30th and weather permitting will be complete by mid-May. Mr. Craig also noted that the sample of the metal seam roof provided by Aspen Roofing is as close as color match to the existing Aspen Bronze metal as could be possible.

Regarding the choice of two roofing materials, F Wave and DaVinci, Mr. Kurzman expressed concern regarding F Wave both as a product with limited history and the reliability of the company itself in a time of great economic uncertainty. Mr. Heggie also noted that DaVinci had been recommended and implemented as a roofing element at the Homestead in 2018 by Z Group and Rudd Construction, at a time when F Wave could have been recommended but was not. Mr. Estes asked each Board members for their vote for roofing material for this repair, which will also provide the specification for the new roofs at The Homestead next year. All Board members voted to choose DaVinci shakes.

Mr. Heggie made a motion (1) to sign the contract with Aspen Roofing for the repairs to unit #9, with DaVinci shakes, metal eyebrows per the specifications from Dan Cupit and Grace Watershield as the water barrier (2) to fund the project through the Reserve Fund and (3) to reimburse the Reserve Fund with proceeds from the 2021 Roofing Special Assessment. Mr. Kurzman seconded and the motion was unanimously passed via voice vote.

Landscape Project and Landscape Maintenance

Mr. Heggie has been in contact with Escape Gardens to finalize the contract for the Landscape Project. He will forward those communications and open questions to the Board. The Board will plan a conference call next week to discuss that contract.

V. ADJOURNMENT

Mr. Kurzman made a motion to adjourn. Mr. Heggie seconded the motion, and the meeting was adjourned at 5:03 pm.

Malo Harrison, Secretary