

THE HOMESTEAD AT SNOWMASS BOARD MEETING

May 9th, 2022

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 1:08 pm Mountain Time. Board members present via Zoom conference call were Colin Heggie, Marilyn Seltzer, Malo Harrison, and Heather Burcher. 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

Mr. Colin Heggie made a motion to waive the reading of the Board Meeting Minutes of February 11th, 2022, and approve them as written. Mrs. Burcher seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

Roofing Project

Dan Cupit met with the Roofing Company last week to go over punch list items, which are minor and mostly cosmetic in nature. The Roofing Company is planning on completing that list within the next couple of weeks, with Dan Cupit to re-inspect before final payment is made.

Crawlspace Plumbing Project

The units that have completed are #3,5,7,8 ,9 and 14. Several of the remaining units have minimal work to be done.

Units 1,2,4 and 11 are "normal but need work, just not as serious as the worst units. 15 is one of the units that needs the least amount of work but is listed as similar to unit 8, which did require about \$5,000 of work last fall. Unit 10 needs the least amount of work, but still does need to have the water main supports upgraded.

Mr. Estes noted that the HOA should request an estimate of the work in the remaining crawlspaces.

Homestead 14 leak

At the last Board meeting it was noted that #14 has had a very small intermittent leak for the last few years in the downstairs master bedroom ceiling. Flood testing of all of the adjacent areas had never replicated the leak. In April, Management scheduled opening up parts of the ceiling, where eventually a small damaged copper heat line was discovered between the ceiling and the living room baseboard heater. The pipe was heavily worn and appeared to be compromised but no fluid was actually observed leaking through it. The history of the leak was that it had always been intermittent and whatever the cause, it did not leak constantly. The HOA plumber indicated that the damaged copper pipe is likely cause of the leak and no other moisture source was discovered in the area. The plumbing repair is complete and all drywall and paint repairs have also been completed.

V. NEW BUSINESS

First Quarter Financial Review

Mr. Estes noted that per the financial report sent to all Board Members on May 6th, the Homestead ended Q1 of 2022 with an overall deficit of \$10,123. The two line items that comprise most of that deficit are Natural Gas, which was over budget by \$4,459 and Snow Removal, which was over budget by \$6,675. The deficit in Natural Gas has mostly been expected since the end of 2021 due to significantly rising costs.

The deficit in snow removal is caused by a few factors: the January bill was significantly higher than normal and much of that was residual clean up from very deep December snowfall (deck shoveling, clearing of drains, and pushback of snow). Labor rate has increase from \$48 to \$55 per hour for shoveling.

Window Frame Painting

Project began the last week of April on the south side of the building D. The entire project (front and back) is tentatively expected to be completed by May 14th.

Status of Spa

The spa bathroom hot water heater and shower need repairs from frozen pipe in December. The estimate for all repairs is \$7,500, which will be a Reserve Fund expense.

Landscaping

Irrigation system will be tested and begin running in the next week. A Landscape Advisory meeting should be scheduled to plan plantings or any other new projects. Mr. Craig will set up a meeting for early June. Mr. Heggie noted that the lawn needs to be sprayed for dandelions as soon as possible. Mr. Heggie also reminded Management that there are new lawn areas that slope toward the golf course that need to be mowed regularly.

VI. Adjournment

Mrs. Harrison made a motion to adjourn. Mrs. Burcher seconded the motion, and the meeting was adjourned at 2:04 pm.

Respectfully,

Malo Harrison, Secretary