

THE HOMESTEAD AT SNOWMASS ASSOCIATION
BOARD MEETING

July 24, 2015

1. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 3:05 PM. Board members present via conference call were **Malo Harrison, Colin Heggie, 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. Heggie made a motion to waive reading the minutes of the Board Meeting of December 3rd, 2014. Mr. Devers seconded, and the motion was approved by voice vote. The minutes were approved, as written.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

Discussion of removal of trees

Mr. Estes summarized the background on this issue by stating earlier this summer a homeowner had approached management about pruning or removing two crab apple trees near his front entry because one tree was growing over the front deck and both trees were planted extremely close to a now-mature pine tree. Further discussion and review indicated that this scenario is recurring in several locations at the Homestead. Management brought in Earthwise Horticulture to mark trees (primarily aspen and crab apple) whose removal would likely enhance the grounds. Three of the Board members walked the complex last weekend to review the trees that have been marked for possible removal.

Other associated issues that have come up in regards to trees are: in a few locations mature pine trees were planted very close to the side of buildings and have grown to the point where they might be a hazard to the decks and roofs, and the owners of #2 and #3 requested a group of crab apple trees on the golf course side of the building be removed to enhance their views.

Mrs. Harrison and Mr. Heggie commented that they are in support of trimming and thinning of various trees and shrubbery around the grounds. Mr. Devers deferred on most of the recommendations to the board members who had recently walked the property, and he also recommended removal of a three tree clump near his unit.

Mr. Estes asked if the arborist could be available to meet with the board members on site sometime next week. The attendees have narrowed availability to Monday 7/27 or Wednesday 7/29 afternoon

Mr. Estes then called attention to various photos of the grounds.

Photo #1 – the recommendation is to remove all aspens that are in proximity to adjacent evergreens.

Photo #2 – the recommendation is to trim the branches from the aspens near structures or driveways to a higher elevation, perhaps 12 feet from grade

Photo #3 – the recommendation is to remove the two aspens, and perhaps to replace the aspens with a low shrub.

Photo #4 – the recommendation is to trim these hedges and perhaps to replace some.

Photo #5 – the recommendation is to remove aspen saplings where ever the arborist recommends, but also to perhaps keep some that may grow into eventual shade trees.

Photo #6 – the recommendation is to trim the crabapple trees back.

Photo #7 – the recommendation is to remove these crab apple trees completely.

Photo #8 – the recommendation is to obtain advice from the arborist about significant trimming or possibly removal of large evergreens that are too close to or significantly overhanging the structures.

Photo #9 – the recommendation is to remove plants that may create structural weakness in the boulder retaining walls.

Photo #10 – the recommendation is for this tree is the same as for photo #8.

Other Items

Mr. Estes commented that the board should reconvene after meeting with the arborist and discussing the costs and logistics of removing and significantly pruning back trees and other vegetation.

Bart guessed that \$100-500 per tree for removal is likely to be the range of costs.

Mr. Estes noted that there are some loose or missing tiles in the hot tub. Bart advised that each year the spa tiles tend to need repairs. Bart will try to have them repaired in the fall.

Mr. Estes also noted that the grounds have some trash debris in various areas. Bart will follow up with the grounds vendor.

6. ADJOURNMENT

Mr. Devers moved for adjournment. Mrs. Harrison seconded, and the motion was carried. The meeting was adjourned at 3:39 P.M.

Respectfully submitted,

Malo Harrison, Secretary