

THE HOMESTEAD AT SNOWMASS BOARD MEETING

October 30th, 2018

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 10:10 am Mountain Time. Board members present via conference call were, Bill Devers, Colin Heggie, Malo Harrison and Heather Burcher. A quorum existed at all times during the meeting. Barton Craig, Mike George, and Joe Zuena of Snowmass Lodging Company were 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. Devers made a motion to waive the reading and approve the Minutes of the Board Meeting of April 4th, 2018. Mrs. Burcher seconded and after a voice vote, the Minutes were approved as written.

IV UNFINISHED BUSINESS

Construction Project Status and Budget

Mr. Estes noted that the project is mostly on budget and on schedule.

Mrs. Harrison noted that there are concerns about color stone irregularities of the stone siding.

Mr. Estes noted that he is pleased with the placement and lighting effects of the entry sconces.

Mrs. Harrison noted that the glass inserts on the garage doors are an improvement.

Mr. Estes noted that 4 of the north deck storage closet doors (3, 8, 12 and 14) need to be replaced, as they have delaminated over time. This work is not related to the project – the doors have just failed over time. This will be an HOA expense.

Project External Punch List

Mr. Estes noted that the punch list is due from the contractor by 11/14/18. Bob Kaufman, Rudd, and Z Group will do the physical site inspection to generate this list, which will also note whether specific stone or stone areas should be replaced.

The attendees discussed having Rudd clean the entryways, windows, and door entries as part of the general conditions work scope. The Board asked that Mr. Craig schedule window cleaning, weather allowing, during the winter and after project work is suspended until spring, if Rudd does not clean them as part of the project scope.

Work Deferred Until Spring

The old wooden back stairs will be set back into place for the winter. These back stairs of ground floor units will be replaced in spring with metal ones.

The common walkway to the spa from the parking lot will have a final overlay installed this spring to match the spa deck.

Difficulties with Owners

Some owners have noted that they have been inconvenienced during the project. However, the members overall are generally pleased with the outcome of the renovation to date.

One specific item of concern is a unit owner that has dogs - when Rudd needs to gain unit access for either common area or unit work, safety of the workers is of primary importance. If owners do not control and safely restrain their pets, further work by Rudd will not occur until those owners take those steps.

Condition of the driveway post construction

Patch and seal or resurface driveway – management to try to obtain opinions and estimates of seal coating versus replacement.

Slope of the driveway causing ice buildup in winter – consider ideas to change the driveway slope, if the black top is replaced.

Post construction landscape issues

Landscape architect and/or horticulturist – the board is in discussions to consider whether hiring one or the other would be of benefit to the HOA. At a minimum, a horticulturist is needed to choose appropriate flowers and new plantings, but the Board is also considering whether the input of a landscape architect would be worth the additional expense.

Funds available from Rudd and Reserves – the board expects approximately \$25,000 to be available at the end of the project from the construction budget to use at the discretion of the HOA for grounds repairs.

Plan for 3' dry zone around buildings – the board will contract to have certain sprinkler heads removed to create a 3" dry zone perimeter around the buildings this spring. Drip lines will be used to strategically water shrubs, as needed.

Reseed or resod grass areas – the board will also consider the grass and lawn areas for work this spring.

Screen AC units with evergreens - As over 50% of the units now have AC units, the board discussed painting the external shells of the units and screening them from view with vegetation.

Irrigation concerns -

- Broken pipes and heads due to construction
- Addition of new zones to control over/under watering

The board noted these as items of concern to consider between now and the spring.

Owner of #12 request to regrade slope between #11 and #12

The board will take this request under consideration.

Trees in complex

Last month the Board contracted Earthwise last to assess the overall health of the trees at the Homestead and the following recommendations were provided.

Diseased aspen trees removed – MC Landscaping is scheduled to remove 6 diseased trees this fall before the full onset of winter.

Cull other trees to reduce density/improve health – In general, there was a recommendation that the removal of some trees will help the overall health of trees in the complex, as it will provide more light to existing trees and reduce competition for light and nutrients. Mrs. Harrison also noted that with the removal of one cottonwood tree and judicious trimming of other trees around the spa would improve views from the spa.

Spraying to prevent fruit on crab apple trees

Spraying of trees for beetles

Bids for service

The board asked that management try to obtain competitive bids for grounds and snow removal.

Consider roof replacement – the board discussed having a roofer come do an assessment of the roof shakes either now or in early spring to consider repairs or replacement.

Mr. Heggie mentioned consideration of Da Vinci shingles for roof replacement. Mr. Estes noted that Mr. Henrie of Z Group agreed to provide data on roof square dimensions for initial pricing considerations.

IV. NEW BUSINESS

Adjournment

Mrs. Burcher made a motion to adjourn, Mr. Heggie seconded the motion, and the meeting was adjourned at 11:30 am.

Malo Harrison, Secretary