

THE HOMESTEAD AT SNOWMASS BOARD MEETING

September 12th, 2020

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 2:03 pm Mountain Time. Board members present via conference call were Colin Heggie, Mike Kurzman, Malo Harrison, and Heather Burcher. Marilyn Seltzer was also present. 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 of the Board Meeting Minutes of June 24th, 2020 and approve them as written, Mr. Kurzman seconded and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

Review contractor bids for roof replacement and contractor qualifications

Mr. Estes noted that the HOA roofing consultant, Dan Cupit, offered the project to 8 companies for bid, which resulted in 5 bids being offered with 3 companies declining to offer a bid due to scheduling and size of the project. A second round of bidding occurred with two contractors (The Roofing Company and Horn Brothers Roofing) presenting bids that are nearly identical in scope and price. Dan Cupit indicated that he personally had more experience working on projects with The Roofing Company and felt confident they had the experience to perform and manage the project. Mr. Kurzman noted that Dan Cupit's experience and confidence with The Roofing Company was important and should be considered a positive for that contractor. The consensus of the Board was that as both bids were nearly identical in terms of price, and the HOA roofing consultant preferred The Roofing Company, that vendor should be awarded the contract. Mr. Kurzman made a motion to

approve the Roofing Company and accept their bid for the proposed roof replacement for The Homestead, Mrs. Burcher seconded, and the motion was unanimously approved.

Special Assessment for Roof Replacement

The previously approved bid amount from the Roofing Company is \$668,473. In addition, a contingency of \$54,027 will be added to this amount to cover unexpected issues and consulting fees. Also in addition, the HOA has already allocated \$47,500 for the partial roof replacement of units #8 & 9 which has been allocated from the Reserve Fund, but which will be paid back to the Reserve Fund and will be included in the Special Assessment. This yields a Special Assessment of \$770,000, or \$55,000 per Homestead homeowner.

Mrs. Harrison made a motion to approve a Special Assessment of \$55,000 per unit for roof replacement, with work to start no later than May 17th, 2021 and be completed by August 17th, 2021. Mr. Heggie seconded and the motion was unanimously passed.

Mrs. Burcher made a motion that \$30,000 per homeowner of the special assessment will be due on April 1st, 2021 and \$25,000 due on June 15th, 2021. Mrs. Harrison seconded the motion which was unanimously passed.

The Board will send a letter to all homeowners notifying them of the assessment and schedules to give them as much time as possible to prepare to pay the assessment.

Approve Dan Cupit as Owner Rep for Roof Project

Mr. Heggie made a motion to approve Dan Cupit as Owners Representative for the roofing project, with expected fees of approximately \$4,500-5,000 which will be paid from the Special Assessment. Mr. Kurzman seconded and the motion was unanimously approved.

Gutter repair bid from Mullenax

Mr. Heggie described a design flaw of the new gutters that were installed during the 2018 Exterior Siding Project which has caused recurring problems. The issue is that on one gutter on the front of each home that drains a valley of two sections of roof, the splash guard installed is insufficient and causes the gutters to overflow in the rain and cause large icicles to form during the

winter. And it also allows enough weight on the gutter to bend the splash guard. Management received a bid from Mullenax to modify this gutter on each unit that drains a valley on the front of the unit, The new design will extend this guard on both sides and should solve the problem of overflowing in these areas during heavy rain or snowmelt. The cost is \$2,250. The vendor will install this on one unit and test to make sure it performs to expectations before installing them in the rest of the units.

Mr. Heggie made a motion to approve the Mullenex proposal, provided that they offer a more detailed schematic of the new design, guarantee a color match and offer a timely complete date. Mrs. Burcher seconded and the motion was unanimously approved.

Update On Entryway Repaving

The HOA had the unexpected opportunity to repave the entry of the Homestead from Brush Creek Road to the dumpster building while TOSV paving was being performed on Brush Creek. This was complete milling down and repaving with new asphalt. A majority of the Board voted quickly to take advantage of this opportunity to have this work done at a discounted price and it was done at the beginning of September. The cost was \$5,600 and was allocated from the Reserve Fund. The Homestead entry asphalt will also now flow seamlessly to the multi-use path and Brush Creek Road since they are all paved at the same time. The HOA has scheduled for this fall previously approved work from Elam Construction to do repairs and sealcoating for all of the Homestead parking and driveways.

Update On Landscape Project

This project has been substantially delayed by COVID restrictions mandated by Pitkin County. It is now underway and is expected to be completed before the end of September, 2020.

Crawl Space Plumbing Repairs

The HOA has performed recommend plumbing repairs in 3 crawlspaces in 2019. Two more homes are listed as high priority by the HOA plumber (#9 and #12). The approximate cost for these repairs will be \$3,000 each. The Board instructed management to schedule the repairs to the crawlspace plumbing of units 9 and 12 as soon as possible, with the expense being allocated from the Reserve Fund. Mr. Estes asked management to get more information from the HOA plumber regarding the estimated cost of repairs for the remaining 9 crawlspaces. From the text of the inspection report it is ambiguous if any repairs are required in some of the units. Management will get clarification from the plumber on the estimated cost of the remaining repairs and if some of the homes may not require any repairs at all.

VI. Adjournment

Mr. Kurzman made a motion to adjourn. Mrs. Harrison seconded the motion, and the meeting was adjourned at 3:26 pm.

Malo Harrison, Secretary