

THE HOMESTEAD AT SNOWMASS BOARD MEETING

June 3rd, 2021

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 1:00 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. [redacted] made a motion to waive the reading of the Board Meeting Minutes of April 5th, 2021, and approve them as written, Mr. [redacted] seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

V. New Business

Roofing Project

Mr. Estes explained to the Board a complication that arose in the roofing project regarding the match between Da Vinci Multi Width shakes (DMW) which are existing on the roof extensions of all units and the repairs that comprise 50% of units 8 and 9 and the roofing contract which called for use of Da Vinci Select Shakes (DSS). DSS was selected because of the substantial cost savings and the fact that Da Vinci assured our roofing consultant Dan Cupit that the shakes would match up perfectly. There is no difference in the quality or warranty of the two products. The main difference is the cut-pattern of the shakes. On the first day that new shakes were installed on Building A, Dan Cupit did not feel the match in the transition between DMW and DSS at the roof extensions was as seamless as originally presented. This resulted in an almost 3 week delay that has led the Board to a proposed change in the specification of the project as detailed below, documented with pictures that have been provided to the Board members.

As the cost to switch the entire project to DMW is approximately \$52,000 and the difference in the match between the two products is minimal, this option was not seriously considered. The proposed solution is to keep DSS shakes on all buildings except Building C. For the remaining buildings Dan Cupit has worked with The Roofing Company to create a template to hand-cut tiles to

mimic the cut pattern on DMW where needed. That work started yesterday, June 2nd and photos of that work have been provided to the Board. As Building C is already approximately 25% roofed from last year with DMW it is deemed worth spending approximately \$15,000 to change the specification for that building only to use all DMW tiles, because that is where any small difference between the two products might be noticed. Mr. Estes also noted that the contract with the Roofing Company includes a \$30,000 contingency so this change will not in itself cause the project to go over budget, although it does cut into the available funds for contingency. The HOA assessment also included an additional \$50,000 above the contract price for contingency and consulting fees.

Mr. Estes asked the Board members if they approve the change to DMW for Building C and the plan to hand cut shakes as needed for Buildings A, B and D at an additional cost of \$15,000 for Building C and up to \$5,000 for hand cutting tiles. The Board members unanimously agreed to this change.

Mr. Estes also noted an issue related to the Aspen Bronze color chosen for the metal sections of the roof. That color was chosen because it is the color of the steel beams on the exterior of the building and the gutters. The manufacturer and materials of the metal roofing is not the same as the gutters and beams. As a result, the Aspen Bronze on the roof does not exactly match the Aspen Bronze of the building. Mr. Estes also provided pictures to the Board showing these elements. Mr. Estes and Mr. Heggie are in residence and indicated to the rest of the Board that depending on the natural light, the difference between the two colors is somewhere between negligible and non-existent. He also pointed out that the color difference has existed on Building C for nearly a year since the roof repair was done on units 8 and 9 and has never been noted. The Board agreed that this color difference between the different Aspen Bronze materials required no action or change.

Mr. Estes also noted that while beginning work on Building A, Dan Cupit noted that the new gutters have quite small downspout openings, as compared to the diameter of the gutter drains. This is likely why the HOA is finding it necessary to clean the gutters more often. He noted this small opening is made even smaller by the heat tape which takes up some of the already small diameter. He suggested the HOA could consider running heat tape on the outside of the drain pipe to help alleviate this issue. The Board will follow up and investigate options.

VI. Adjournment

M made a motion to adjourn. M seconded the motion,
and the meeting was adjourned at 1:49pm.

Respectfully,
Malo Harrison, Secretary

