

THE HOMESTEAD AT SNOWMASS BOARD MEETING

August 13th, 2021

I. CALL TO ORDER

Mike Estes, President of the Association, called the meeting to order at 8:30 am 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. Estes made a motion to waive the reading of the Board Meeting Minutes of July 28th, 2021, and approve them as written, Mrs. Seltzer seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

V. New Business

Review of Q2 Financials

Profit and Loss

Mr. Craig noted that per the report sent to the Board earlier in the week, the HOA has a surplus of \$4,999 through Q2. This is mostly due to a surplus of \$3,582 in Grounds, a surplus in Gas of \$1,066 and Electric of \$1,317.

Reserve Fund Status-including contribution for roof repair costs

The Reserve Fund currently has a balance of \$93,054. There have been no expenditures year to date.

Landscape Project—fund status

The Landscape Fund had a balance of \$9,458 as of the end of June. In early August, the HOA performed re-sodding and replanting of flowers in the front entry for an approximate cost of \$9,500. The invoice has not yet been received. Thus, the Landscape Fund has been effectively taken down to \$0.

Roofing Project-fund status and projected total cost

Mr. Estes noted that the current estimate is that the roofing project will come in at \$648,000. This is only an estimate, but includes work and change orders through this week. Dan Cupit estimates his future invoices for project management at \$20,000 through the end of the project. There is some uncertainty at the moment if these estimates include the \$11,300 Performance Bond. Dan Cupit is assisting in clarifying this question. These estimates yield an expected surplus of \$30,000-42,000 in the HOA contingency for the roofing project budget.

Mr. Estes asked the Board members their opinion on how any surplus from the project should be allocated. Mrs. Seltzer noted that as the funds were collected specifically for roofs, that if there is a surplus and it is used for other projects that all of the homeowners should be involved in the decision. Mr. Estes agreed and no one offered a dissenting opinion.

Landscape Project Continuation

Mr. Estes noted that two weeks ago the balance of the Landscaping Fund was used to re-sod a portion of the Homestead entry and plant approximately 150 new flowers, almost all in the entryway area. The Board members all expressed approval of this work.

Mr. Craig met with the Landscape Committee earlier in the week to plan the next phase of improvements. There are several very small adjustments noted that are simple and inexpensive. The largest item is a project to freshen up the areas on side of each building that are currently mulched, with metal borders and planted with shrubs. In almost all locations, the mulch needs to be refreshed with new bags of mulch, the mulch weeded, the metal borders repaired, shrubs trimmed and a total of 3-4 new shrubs planted. Management will get an estimate for this work and will move forward this summer if approved and it can fit within the grounds budget. The second project is to reinstall sprinkler heads along the portions of the Brush Creek strip gardens that the Homestead maintains. These heads were removed when the multiuse path was repaved last year and this spring. The same area will be dug up again in late September and the HOA will not add these heads until after that work is completed. But the plan is have that irrigation ready to go for next spring. The next meeting of the Landscape Committee will focus on plantings for next year, including infill for existing gardens, infill for the entryway and for the two small islands at each cul de sac.

2021 Reserve Projects

Paint window frames-south and/or front and sides

Mr. Estes asked the Board if they approved moving forward with painting of the south side window frames. This is a project that was 2 years ago and has been put off due to funding. The approximate cost was \$27,750 as of two years. The Board members agreed that this project should be approved if the vendor can schedule the work this fall and if the bid is still accurate. Management will follow up with Collins Painting on his schedule and pricing for this project.

Crawlspace Plumbing

Mr. Estes and the Board agreed that previously approved crawlspace plumbing and piping repairs and improvements as bid should be continued, excluding those units not deemed in immediate need of repair. Management will contact the HOA plumber to schedule 3-4 homes to have this work performed.

Window Replacement policy review

Mr. Estes noted that the Board should review and clarify the HOA window replacement policy. In particular, many homeowner replaced low south facing windows during the Renovation Project at their own expense and currently there is no certainty as to whether repairs or replacements of these windows in the future would be an HOA or homeowner expense.

Homestead Rule Infractions

Noise rule

Mr. Estes noted that ideally homeowners can resolve noise rule violations with one another but that the new adopted noise rule of 2021 should be enforced as needed.

Parking rule-needs more clarification

Mr. Estes asked Mr. Heggie to makes notes to edit the existing parking rules, as there are areas that need to be clarified in regards to the specific use of overflow parking spaces by homeowner vehicles, as well as the specified penalties for parking rule violations. Other questions to be clarified between the parking rules and the HOA

Declaration are more detail on what is considered and RV or camper. Should Sprinter vans or similar vehicles be considered RVs and therefore not allowed to park on property? Are dirt bikes and other recreational equipment stored in the back of trucks (increasingly common) to be considered in violation of the existing rule that recreational equipment cannot be left outside overnight?

Pet noise

Mr. Heggie noted that it should be clarified in any noise or pet rules that unattended pets cannot be left on balconies or outside.

VI. Adjournment

Mr. Heggie made a motion to adjourn. Mrs. Harrison seconded the motion, and the meeting was adjourned at 10:10 am .

Respectfully,

Malo Harrison, Secretary