

THE HOMESTEAD AT SNOWMASS BOARD MEETING

June 11, 2025

I. CALL TO ORDER

Colin Heggie, President of the Association, called the meeting to order at 2:04 pm Mountain Time. Board members present via Zoom were Marilyn Seltzer, Scott Kalick, Malo Harrison, and Ed Burcher. Kevin Mize of Frias Properties was also present.

II. PROOF OF NOTICE OF MEETING

Mr. Mize presented proof of notice of the meeting, which was via email.

III. READING AND APPROVAL OF THE MINUTES

Mr. Kalick made a motion to waive the reading of the Board Minutes of February 2, 2025, and approve them as written. Mrs. Harrison seconded, and the motion was passed unanimously via voice vote.

IV. UNFINISHED BUSINESS

Insurance Policy Mr. Heggie brought up that the key to insurance coverage had all the proper updates to complete this. Mr. Heggie noted that the proper communication was made to the carrier at the time of the remodel. Mr. Heggie also discussed the addition of the Davinci shakes to the coverage. Mr. Heggie noted that the garage conversions were not noted on the coverage, but they are now in place. Finally, Mr. Heggie also discussed the value of the homes in coverage. The homes had a value of \$1.5 million but are \$4.5 million. Moving forward, renewals will be sent to the board for approval before moving forward. Mr. Mize agreed to reach out to the carrier to inquire about how this change will affect the premiums. Mr. Heggie also discussed some recommendations made by the carrier for the property. These include having annual boiler inspections, wildfire mitigation for landscaping.

Heat Tape Issues Mr. Mize informed the board that he has contacted Umbrella Roofing to get a scheduled date after Colin approved the quote.

Roadway & Driveway Repairs Mr. Mize informed the board that he has had several conversations with vendors to get this completed. Mr. Mize informed the board that due to the short season for this type of work, he believes the vendors are trying to fill their schedule with bigger jobs and will fill us in when they can arrange it. To date he has had conversations with Lion Construction, Grand River Construction, All Purpose Paving, and Valley Pavement Maintenance.

Mr. Heggie would like to see some quotes on this issue. Mr. Mize said he would continue to work on this.

Stucco Repairs Mr. Mize informed the board that he has two vendors set to look at this. We are currently waiting for their schedules to clear.

V. NEW BUSINESS

QTR 1 Financial Report Mr. Mize presented the Q1 financial statements to the board, highlighting the budget line items with the most significant variances and providing context for those discrepancies.

Following this, Mr. Heggie addressed the 2024 budget surplus and recommended allocating the excess funds to the reserve account to support upcoming heat tape repair expenses. Mr. Kalick subsequently moved to approve the transfer of the surplus to the reserve fund, and the motion was seconded by Mrs. Harrison.

Wildfire Mitigation Mr. Heggie reported that multiple discussions have taken place regarding wildfire mitigation efforts at Homestead. He shared that he had a direct meeting with representatives from the Wildcat Fire Department, while Mr. Mize has also been communicating with fire personnel. Additionally, Mr. Mize noted that Jesse Garcia recommended attending an upcoming film on wildfire mitigation prior to conducting the scheduled property walk. Mr. Heggie further outlined planned landscaping adjustments, including relocating cedar chips and incorporating river rock or fire-resistant mulch in designated areas to enhance fire safety across the property. Mr. Heggie

discussed some suggestions that have already been made, as well as future work for this purpose.

Next Meeting

Mr. Heggie suggested that Mr. Mize notify the board when the QTR 2 numbers are ready to schedule the next Board Meeting. Mrs. Seltzer suggested the first or third week in August. The final decision will be made closer to August.

VI. Adjournment

Mr. Kalick made a motion to adjourn. Mrs. Harrison seconded the motion, and the meeting was adjourned at 2:45 pm.

Respectfully,

Malo Harrison, Secretary