

THE HOMESTEAD AT SNOWMASS ASSOCIATION
ANNUAL OWNERS MEETING

December 29, 2014

1. CALL TO ORDER AND CERTIFYING PROXIES

Mike Estes, President of the Association, called the meeting to order at 4:06 PM at The Homestead #7 at 3904 Brush Creek Road in Snowmass Village, Colorado. Barton Craig and Michael George of Snowmass Lodging Company were also present.

Members Present	Unit #	
Mike Estes	07	
Malo Harrison	05	
Bob Campbell	08	left the meeting at 5:00 pm
Ingegaard Fehr	04	
Bill Devers via telephone	02	left the meeting at 4:34 pm
Colin Heggie	10	
KT, Elizabeth and Mike Meade	15	
Marilyn Seltzer	11	
Mike Kurzman	14	
Members Present by Proxy		
<u>Sieresen</u>	<u>1</u>	
<u>Devers</u>	<u>1</u>	assigned his proxy to Mr. Estes at 4:34 pm
<u>Campbell</u>	<u>1</u>	assigned his proxy to Mr. Estes at 4:34 pm
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TOTAL	(10/14=72%)	

Verification of the signed proxies established that the required quorum of 50% of Homestead was achieved.

2. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

3. READING AND/OR DISPOSAL OF UNAPPROVED MINUTES

Mr. Campbell made a motion to waive reading the minutes of the Annual Meeting of December 30, 2013. Mrs. Harrison seconded, and the motion was approved by voice vote. The minutes were approved, as written.

4. REPORT OF OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$111,453 in its Reserve Fund, which is held in bank accounts and/or short-term Certificates of Deposit at Alpine Bank.

The Association expects to end the year with an operating deficit of \$14,571. The 2015 Proposed Budget has been prepared with instructions from the Board to reduce the 2014 Reserve Fund contribution by the same amount as the final year-end deficit. The expected Reserve Fund contribution for 2014 is expected to be \$31,188 but the actual amount may vary depending on the final year-end deficit.

5. ELECTION OF DIRECTORS

Mr. Estes noted that two Board positions are up for election in 2014, those of Mr. Heggie and Mr. Devers.

Mr. Campbell nominated Mr. Heggie and Mr. Devers, each to serve a two-year term on the Board. Mrs. Harrison seconded. Mr. Estes called for a voice vote and Mr. Heggie and Mr. Devers were elected to the Board.

6. UNFINISHED BUSINESS

2014 Budget Review and Ratification

Mr. Estes presented the homeowners with the 2015 budget proposal. Mr. Estes asked Mr. Craig to highlight significant year over year budget changes for the members. He then asked any owners present if they had any questions or comments on the proposed budget.

Mr. Kurzman commented about the grounds on the Brush Creek Road side of the property. Mr. Craig replied that the budget allows for limited grounds work in this location, as it is outside the bounds of the property. Mr. Estes noted that the HOA could consider investing more funds in grounds, depending upon how the actual expenses compare to the budget over time.

Mr. Kurzman commented that the dumpster area needs more frequent sweeping and cleaning. He also noted that there is a door that needs repair.

Ms. Meade noted that the architect could be engaged to provide concepts for the redesign of the complex entryway for the consideration of the membership.

After a discussion of significant line items, Mr. Campbell made a motion to approve the budget as presented. Mr. Heggie seconded, and the budget was approved, by a voice vote.

Colorado Law for Homeowner's Associations Regarding Collection Policies

Mr. Estes noted that management had advised that Colorado law has changed regarding collection policies for associations. This change may elicit the need for changes to the bylaws. Management and the board will pursue the matter in due course after this annual meeting.

Discussion of architectural concepts for siding replacement

Mr. Jim Kehoe of Charles Cuniffe Architects joined the meeting at 4:30 pm. He presented various siding material concepts that were a mix of stone, stucco, and composite products under two different scenarios.

One topic discussed was the ability to improve energy efficiency of the buildings if they are re-clad. Mr. Kehoe noted that the walls are 2X4 construction, and one possible solution may be to apply insulation to the outside of the walls. Another consideration is to apply insulation over the existing siding and avoid the demolition costs. A third option is to demolish the existing siding and batt insulation and to replace it with modern, spray-on, insulation to get to an R 21 level, or current TOSV code.

The members discussed other material items that could be considered for replacement, such as windows, front doors, and garage door surfacing. Mr. Estes commented that the association is just beginning the process, and he hoped that all owners can attend the next meeting in July 2015.

As part of the discussion of concepts, Mr. Craig was instructed to obtain a quote or estimate for pricing on replacement of the large living and dining room windows facing the golf course with

Extreme Low E windows. He is also going to follow up with Jim Kehoe about obtaining an estimate of the total square footage of the exterior surfaces of the complex so that it will be possible to obtain an idea of the cost to simply replace the existing siding with a similar product, as a basis of comparison for the minimum expenditure required to reclad, which will also give a general estimate for any other concepts.

Discussion of rules for Mitsubishi Mini Air Conditioner Units

The Board has approved these AC units generally for installation at the Homestead, but each proposed installation must be presented for approval by the Board, so that the exact location of the condensing unit and the size of the model can be approved. He emphasized that all owners have the opportunity to install AC units under this process, if they so desire. Mr. Craig will send a letter or email to all of the members notifying them of this option.

Update on Installation of New Fire Alarm system

Mr. Craig summarized that the new fire alarm system that was approved at the 2013 Annual Meeting was completed and came online in June of 2014. All units at the Homestead are now monitored for fire and smoke through Vision security via wireless smoke and heat detectors. Other than a few false alarms (which are not unexpected) the system has operated as designed, and the project came in on budget.

Mr. Kurzman requested an additional test of the devices in his unit, as he recently had a smoky fire in his fireplace, but the alarm did not go off. Mr. Craig noted that all of the devices throughout the property were tested during the installation of the expanded system. He will contact the fire department and see if they will conduct another test of the devices in this unit.

Reminder to Homeowners Regarding Thermostat Heat Setting in Vacant Homes

Mr. Estes reminded homeowners that because heat is a common expense shared by all that in vacant homes heat cannot be left set above 65 degrees, as this is an inefficient and wasteful use of resources. The recommended heat setting for a vacant home is 55-65 degrees. Homeowners must also notify their property managers of this policy.

Mr. Kurzman also noted that some owners tend to leave their garage doors open, when in residence. Mr. Estes noted that all owners are reminded to help control energy costs, as the association budget has been increased for both higher consumption and higher energy unit prices.

Mr. Campbell noted that homeowners who install a gas fireplace are required to pay for all of the installation and ongoing costs, including those of gas consumption related to the fireplaces.

7. New Business

New Maintenance schedule for deck railing staining

Mr. Craig summarized that since the new decks and railings have been installed that the railings have been lightly sanded and sealed with one coat of stain. After 3 years it was determined that the golf course-facing deck railings required complete sanding to bare wood and two complete coats of stain. This was done in 2014, even though it was not included in the original operating budget. For 2015 the HOA will resume light sanding and one coat of stain, with a plan to do the full stripping of the railings again in 2016.

Discussion of need to increase trash pick-up service

Mr. Craig noted that as of the end of last winter and through the summer trash pickup service at the Homestead was increased to twice per week, whereas once a week was standard except for the busiest parts of the winter and summer seasons. A combination of higher occupancy and work being done the newly-purchased unit #3 resulted in more trash. Unit #9 also just closed and has gone from a rarely occupied unit to a full time residence. Currently there are approximately 7 full-time occupied homes at the Homestead, so it is likely this trash pick-up schedule will continue.

Reminder of Exterior Painting for spring/summer of 2015

Mr. Craig reminded the attendees that the exterior of the complex will be painted beginning in May and hopefully being completely no later than June 30, 2015. The start date will be dependent on the melting of snow off the roofs. The entire project will be weather dependant and many days of rain may make it impossible to complete the project by June 30, although that is the target date. Ladders and painters can be working on any unit on any day during these dates. In addition, on a building-by-building basis, windows and patio decks will be covered by paper and tape, at which point decks and windows cannot be used. Every effort will be made to keep the number of days to a minimum that each home is "wrapped" in paper.

Mr. Heggie requested that Mr. Craig also have the decks protected throughout the exterior painting process.

Property Tax Review

Mr. Kurzman noted that he had successfully challenged his unit valuation. Mr. Estes commented that, with two recent unit sales, those recent comps and the success of Mr. Kurzman should assist owners with their decisions regarding whether or not they would like to challenge their upcoming assessments. If it is deemed that an appeal should be filed, it was agreed that all Homestead homeowners should appeal as a group.

8. ADJOURNMENT

Mr. Kurzman moved for adjournment, and Mr. Meade seconded, and the motion was carried. The meeting was adjourned at 5:49 pm.

Respectfully submitted,

, Secretary