

THE HOMESTEAD AT SNOWMASS ASSOCIATION
ANNUAL OWNERS MEETING

December 28 2022

I. CALL TO ORDER AND CERTIFYING PROXIES

Colin Heggie, Vice-President of the Association, called the meeting to order at 4:05 PM via Zoom. Barton Craig and Mike George of Snowmass Lodging Company were also present.

Members Present	Unit #
Tripp Devers	02
John and Malo Harrison	05
Carrie Babich	06
Heather Burcher	08
Colin Heggie	10
Marilyn Seltzer	11
Scott Kallick	15
Members Present by Proxy	
Bill Devers	02
TOTAL	(7/14= 50%)

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

II. PROOF OF NOTICE OF MEETING

Mr. Craig presented proof of notice of the meeting.

III. READING OF THE MINUTES

Mr. Kallick made a motion to waive reading the minutes of the Annual Meeting of December 30, 2021. Mrs. Burcher seconded, and the motion was approved by voice vote. The minutes were approved, as written.

IV. REPORT OF THE OFFICERS

Mr. Craig noted that the Association expects to end the year with approximately \$55,000 in its Reserve Fund, after the expected 2022 Operating Deficit is accounted for. In addition, the HOA still plans on scheduling the remaining crawl space plumbing upgrades at an approximate cost of \$25,000 to be paid out of the Reserve Fund. Also, \$5,000 is budgeted for removal of diseased and dead trees. This leaves the unallocated forecasted balance of the Reserve Fund 2022 year end at approximately \$25,000.

The Association expects to end the year with a budget deficit of approximately \$40,000, due to higher than budgeted expenses for Natural Gas, R&M, Grounds, Snow removal, Trash Removal and Misc. Condo Assoc. Costs.

V. ELECTION OF THE DIRECTORS

Mr. Heggie noted that three Board positions are up for election in 2022, those of Mr. Kallick, Mrs. Seltzer and Mr. Heggie. Mr. Kallick was appointed to fill the position vacated by Mr. Estes and as an appointed member that term comes up for election at the Annual Meeting. Mrs. Burcher nominated Mr. Heggie, Mr. Kallick and Mrs. Seltzer to serve on the Board. Mrs. Harrison seconded the motion. After a voice vote, the slate of candidates were elected to serve a two-year term on the Board.

Mr. Heggie noted that it has been discovered that Homestead By Laws require the Board to elect officers annually (President, Secretary and Treasurer). The Board shall place itself in compliance by doing this at the first Board meeting of each year, as specified in the By Laws.

VI. UNFINISHED BUSINESS

Roofing Project

Mr. Heggie noted that the Roofing project punch list was completed by the Roofing Company in the early summer and the HOA roofing consultant signed off on the completion of the project. The HOA ended with a surplus of \$35,280 on the project, which the Board voted to the Reserve Fund to be used to offset the bulk of the expected 2022 Operating deficit.

Crawl space Plumbing Project

Mrs. Harrison asked if any additional crawl spaces had been completed as the goal was to finish the project in 2022. Mr. Craig informed the members that only 3 units were completed in 2022, with 5 still remaining. Mr. Craig will reach out to the HOA plumber with added urgency to get a commitment for a completion date for this work.

VII. New Business

2023 Budget Review and Ratification

Mr. Heggie presented the homeowners with the 2023 budget proposal. The proposed assessment is an increase in the HOA budget of 27% over the prior year. The increase in assessment is the result of an increase in the regular Operating Budget by 18.5% and an increase in the Reserve Fund contribution of 75%. It was noted that the Homestead Operating Budget has increased by a total of 3% since 2015. The combination of keeping assessments flat for several consecutive years with the inflationary environment of 2022 resulted in the large 2022 Operating deficit. As a result, the 2023 Proposed Budget adjusted several line items to reflect actual expected costs, with some additional room included for inflation of costs in 2023.

Mr. Heggie noted that the primary driving forces to increase the Reserve Fund contribution is that the largest element for capital replacement in the near future are the 8 boilers that provide heat to the units. And also, to restore the Reserve Fund balance closer to its historical balance of approximately \$100,000. In regards to the boilers, under instructions from the Board, Mr. Craig has met with a mechanical engineer to assess the current boilers and draft specifications for one or more replacement options (high efficiency or normal efficiency and/or one or two boilers per building). Once the HOA has this information it will be in the best position to know how much to allocate for this future project and have detailed specifications to bid it out when the time comes.

Mr. Heggie then asked any owners present if they had any questions or comments on the proposed budget.

With no questions asked by the members, Mr. Heggie moved to ratify the presented 2023 budget. Mrs. Harrison seconded, and the motion passed. The 2023 Budget of \$404,300 was approved.

VIII. ADJOURNMENT

Mr. Kallick moved for adjournment, and Mrs. Seltzer seconded, and the motion was carried. The meeting was adjourned at 4:40 pm.

Respectfully submitted,

Mrs. Harrison, Secretary