



SNOWMASS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

MAY 12, 2020

Directors Present via phone or computer: Stan Klauson, Jenny Cooper, Jami Ferraro, Gus Oliver, Worthe Holt, Roddy Rodgers, Chris Klug, Gene Burrus

Others Present via phone or computer: Paul Taddune, Donna Aiken, Dan DiMaria, Scott Vold, Joanne Mallory, Suzanne Foester, Emily Garaffa, Mark & Linda Chapedelaine

After establishing a quorum had been obtained, Secretary/Treasurer Jami Ferraro called the meeting to order at 9:02 a.m.

Election of President and Vice-President: Gus Oliver was nominated for president. The nomination was seconded. Gene Burrus was also nominated for president which was seconded. A voice vote was recorded: Gus received votes from Stan, Jenny, Chris and himself. Gene received votes from Worthe, Roddy, Jami and himself. After discussion with Paul on how to break the tie vote, Stan changed his vote to Gene for president. A motion was made to elect Gus as vice-president. The motion was seconded and passed.

Employment of Staff Discussion: Donna, when asked, said she had visualized more of a Design Committee liaison who could do final inspections, stakeouts, check on complaints received, and other jobs performed by past presidents. Design Committee stakeouts, finals, tree inspections, etc. usually were performed by one of the members of the Committee but the two members generally available have moved.

Gus stated at the April 14th meeting he misunderstood the motion. He thought it referred to developing a job description and not the actual hiring of an individual to become an enforcement person and wanted to rescind his vote. Roddy clarified that this person was not to be in contact with the violating homeowner, only to report to the office and have Donna forward on to the Board for consideration. Stan moved that the April 14th vote be reconsidered after further investigation of a job description is clarified. The motion was seconded and passed. Lengthy discussion ensued regarding the pros and cons of such a position and requirements. Roddy felt the rules should be abided and asked Paul if there was a risk in not trying to bring violators into compliance. Paul said past Boards had taken a more relaxed approach and dealt with written complaints on a case by case basis. Gene felt this approach did not accomplish what this Board was trying to achieve. It was discussed if the signed, written complaint system prevented people from making a complaint and whether the Association may be used to settle grievances. Again, it was emphasized that this person would be adjunct to the Board so the Board could make a reasonable finding. Worthe motioned that Gene, Gus and Jaimie, as Board officers should try to develop a job description for a new hiree and possible mechanisms to make the proposed system function. The motion was seconded and passed.

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Other Business: A motion was made to approve the minutes of the April 14th meeting. The motion was seconded and passed.

Gus made a motion that Board member is not allowed to lodge complaints to keep the Board unbiased. The motion met with some opposition and Gus said he would further define his motion and present at a future meeting.

A discussion followed regarding the make up of the Board and how many members it should comprise. Paul thought a past resolution established no less than five but no more than fifteen members but would have to review his file for the exact wording. It should be an odd number so ties like the vote today could be avoided.

The next meeting date was established for June 16th. Donna mentioned she usually had a budget proposal for the Board to review and the annual meeting date discussion. Gene said, in view of the present circumstances, the Board would have to discuss the annual meeting at the June meeting.

There being no further business, the meeting was adjourned at 10:15 A.M.