



**SNOWMASS HOMEOWNERS ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING

JUNE 16, 2020

MINUTES

Directors Present via virtual media: Gene Burrus, Jami Ferraro, Roddy Rodgers, Jenny Cooper, Gus Oliver, Worthe Holt, Stan Klauson

Directors Absent: Chris Klug

Others Present: Attorney Paul Taddune, Director Donna Aiken

President Gene Burrus, after determining there was a quorum, called the meeting to order at 3:08 p.m.

The minutes of May 12, 2020 were discussed, and Worthe Holt made a motion to approve the minutes of the May 12<sup>th</sup> meeting. The motion was seconded by Roddy Rogers and Gene Burrus called for a vote and the motion passed unanimously.

Rules and Regulations: Jami Ferraro lead a discussion of the Snowmass Homeowners Association Policies and Procedures and Rules and Regulations Regarding Covenants and Rules Executed November 8, 2005. She felt that this agreement was sufficient to handle complaints and no further action was needed. Discussion on whether a complainant needs to be signed. It was decided to keep the existing rule that states complaints must be in writing but not signed. If signed, and the violator wishes to know the origin, Attorney Paul Taddune said the Association is obliged to disclose. It was agreed that if Donna and the President couldn't resolve the complaint then the board would get involved.

In discussing complaints, the current issue of offensive signs at 1047 Faraway was brought up. There was a written complaint lodged and Donna got with the board president to determine a course of action. Donna got with the town department in charge of right of way violations and they sent a town employee to the residence and the issue was resolved. Board discussion turned to what the HOA position was on political signs. Paul Taddune, the HOA attorney brought to the board's attention that CCIOA statute 38-33.3-106.5 rule has provisions that address political signage cited below:

1. The display of political signs earlier than forty-five (45) days before the day of an election and later than seven days after an election day is prohibited; and

2. The size and number of political signs are hereby regulated in accordance with subparagraph (II) of paragraph (c) of Section 38-33.106, Colorado Revised Statutes, as follows.

Not more than one political sign per political office or ballot issue that is contested in a pending election shall be allowed. The maximum dimensions of each sign shall be limited to the lesser of the following:

- (A) The maximum size allowed by any applicable Town of Snowmass Village ordinance that regulates the size of political signs on residential property; or
- (B) Thirty-six inches by forty-eight inches.

“Political sign” as used herein means a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

He further stated that provision 6.12 of the Master Declaration prohibits signs generally and that the design committee would need to approve any other types of signs. Donna interjected that the design committee would most likely refer the sign question back to the board.

Gus Oliver made a motion to adopt the section of the Colorado law pertaining to political signs and the motion was seconded by Jami Ferraro. The board president called for a vote and the motion passed unanimously.

Annual Meeting: Gene proposed to have a joint meeting with the part-time residents like last year on either August 28<sup>th</sup> or September 1<sup>st</sup>. The dates were amenable to the Board. How the meeting will be handled due to the pandemic will be discussed as it gets closer.

Assistant to the Executive Director Job Description: Donna elaborated on what she thought the job entailed. A motion was made to start the process, as described in the description presented, and the hourly range \$20 to \$30 per hour depending on experience. Gus said this person should be contract hire and have his/her own workmen's comp or the Association should get a workmen's comp waiver. Donna said she was contract labor and should see get a waiver. Gus said he would send her one. A motion was made to approve the position was made by Roddy Rodgers and seconded by Jami Ferraro. The Gene Burrus called for a vote and the motion passed unanimously. Donna and Jami would work on an ad for the position.

Encroachment Request: A request for an encroachment license was made by Ken Edelman at 95 Ridge Road to construct a new driveway on HOA owned common space next to his property. He is making this requested to replace the existing driveway which he feels is hazardous. Gene Burrus stated that encroachment licenses had been handled by the Board President in the past but felt the magnitude of this request it should be brought before the full board. A discussion on increased valuation of the property at the expense of the HOA was discussed and a loss of open space and restricting access ensued. Paul Taddune, the HOA attorney interjected that historically

the HOA has not charged a fee and that we have always just granted an encroachment license which is revocable. After further discussion a motion was made by Roddy Rogers to deny the request and it was seconded by Jami Ferraro. Gene Burrus called for a vote and the motion passed unanimously. It was hoped Mr. Edelman would be able to find a suitable solution on his own property.

New Business: Gene said the Part-Time Advisory Board was heading up a campaign to help local restaurants during this pandemic. He asked permission to access the Association e-mail list for the endeavor. The Board had no objections.

Executive Session: A motion was made to close the regular meeting and go into Executive session to discuss the Executive Director's compensation. The motion was seconded and passed. The meeting was closed at 3:58 p.m.

Resuming the regular meeting at 4:14, a motion was made to increase the Director's compensation to \$30/hour based on a 30-hour work week equal to \$3,870.00 per month effective immediately. The motion was seconded and passed.

The next meeting was set for July 14<sup>th</sup>, at 9:00 a.m.

There being no further business, the meeting was adjourned at 4:19 p.m.



Respectfully Submitted

Jami Ferraro

Secretary/Treasurer