

SNOWMASS HOMEOWNERS ASSOCIATION, INC.

RECORD OF DIRECTORS MEETING PROCEEDINGS

A meeting of the Board of Directors of the Snowmass Homeowners Association, Inc. was held on Monday, September 12, 2022 at 4:00PM Mountain Time via ZOOM teleconference and in person at Engage CoWorking conference room, located at 54 Elbert Lane, Snowmass Mall, Snowmass Village, CO.

ITEM NO. 1: Call to Order & Establish Quorum – Mr. Burrus called the meeting to order at 4:05PM.

Directors Present Included: Gene Burrus, President, Jami Lee Ferraro, Secretary/Treasurer, Jack Lafield, Director, Mark Hammer, Director, Michelle Clements, Director, Norbert Hansch, Director and Worth Holt, Director.

Directors Not Present: Deborah Madsen, Vice President and Patrick Keelty, Director

Others Present: Paul Taddune, Legal Counsel, Cody Truscott, Owner and John Kenny, Pam Brigham, Jerome Simecek and Val Loughman of the Romero Group.

ITEM NO. 2: Determine a Quorum Present: It was determined that a quorum of board members was present.

ITEM NO. 3: Open Forum – Cody Truscott mentioned a situation regarding a noise issue around the property and had previously sent communication to Gene Burrus.

ITEM NO. 4: Approval of Minutes from Board meeting August 8, 2022

Mr. Burrus asked for a motion to approve the meeting minutes from August 8, 2022, as presented.

Ms. Ferraro made a motion to approve the meeting minutes from August 8, 2022; seconded by

Mr. Hansch.

The motion passed unanimously.

ITEM NO. 5: Colorado Common Interest Ownership Act (CCIOA) Assessment Policy:

Mr. Taddune mentioned how Colorado on June 6th, 2002, Revised the Statutes commonly referred to as the Colorado Common Interest Ownership Act (CCIOA). This is a state mandate and Mr. Taddune suggested the board approve the governing policies for Collection of Unpaid Assessments and Enforcement of Covenants and Rules and Disputes between the Association and Owners.

Mr. Burrus asked for a motion to comply to the new CCIOA Statue 38-33.3-209.5(b)(1)) and C.R.S.38-33.3-209.5(1)(b)(IV)&(VII)).

Mr. Hansch made a motion to approve the new CCIOA Statues; seconded by Ms. Ferraro.

The motion passed unanimously.

Mr. Burrus asked management to post the policies on the SHOA website. Pam Brigham will put communication together to send to owners for association dues owed, Mr. Burrus to review prior to sending notices to owners.

ITEM NO. 6: Accounting Report – Pam Brigham, went over the Association P & L financials through August 31, 2022. She noted the Design Review Committee (DRC) is the line item mainly over budget, management is working to balance DRC budget after the board increased DRC fees.

Mr. Hammer suggested when budgeting for 2022-2023 to have several scenario's and having pass-thru expenses referenced on the budget. Pam mentioned ultimately, to have 100% of the DRC costs paid by DRC fees.

ITEM NO. 7: Old Business – No discussion

ITEM NO. 8: New Business – There was mentioned mid-October for the Annual Owners meeting.

Mr. Burrus mentioned the issue regarding lights and dark sky policy. He mentioned there isn't a dark sky policy and would like to peruse with legal a policy regarding excessive lighting throughout the Snowmass

Homeowners Association boundaries.

ITEM NO. 9: Next Meeting Date: To be determined.

ITEM NO. 10: Adjournment: Mr. Burrus adjourned the meeting at 4:46PM

The foregoing minutes constitute a true and correct copy of the minutes of the above referred meeting and were approved by the Members of the Snowmass Homeowner Association, Inc.

Date of Approval

10/26/22

Snowmass Homeowners Association

Secretary / Treasurer

Jami Lee Ferraro

A handwritten signature in black ink, appearing to read 'Jami Lee Ferraro', written over a horizontal line.