

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 Thursday, February 9, 2023 at 4:00PM Mountain Time via ZOOM teleconference.

ITEM NO. 1: Call to Order & Establish Quorum – Mr. Burrus called the meeting to order at 4:01PM.

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

Directors Not Present: Patrick Keelty, Director.

Others Present: John Kenny, Pam Brigham, 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 – No Discussion

ITEM NO. 4: Approval of Minutes from Board meeting October 26, 2022.

Mr. Burrus asked for a motion to approve the meeting minutes from October 26, 2022, as presented.

Mr. Lafield made a motion to approve the meeting minutes from October 26, 2022; seconded by Ms. Clements

The motion passed unanimously.

ITEM NO. 5: Financial –

- a. **Review Year End Financials (10/31/2022)** – Ms. Brigham mentioned at year end there was a deficit of \$119,000, with total cash of \$90,000.
- b. **Review Association Account Receivables and Collection Process** – Ms. Brigham stated the current receivable was sent to the board with a list of all owners with past due association dues. She explained as of January 15th, owners with past due amounts were assessed a late fee penalty of 8%, per the maximum amount allowed by the new CCIOA rules. At the beginning of the collections process owners owed a total of \$174,000 and currently receivables are \$42,000, so great progress has been made. Correspondence is being sent with statements requesting owners to provide current contact information: emails, phone number and correct mailing address. Mr. Burrus asked how the tracking of DRC fees has been working and Ms. Brigham mentioned she is putting charges against DRC fees collected.

ITEM NO. 6: Old Business

- a. **Fire Mitigation** – Mr. Kenny mentioned he does not have any updated plan yet this year for fire mitigation. The fire department has increased the mitigation request for 2023 to \$12,000, however, he feels the cost will come in less than the \$12,000.
- b. **Wood Run / 84 Pine Lane** – Management is working with a contractor working with the owner, regarding the owner being in violation of adding a boulders wall to the back yard. The situation was investigated and brought to the attention of the board since the house is

now for sale. The TOSV put a stop work order on the project. After discussion the board determined to put a lien on the home, requesting them to follow Snowmass Association Design Review Committee rules. Management will contact Paul Taddune to file the lien immediately.

ITEM NO. 7: New Business – Election of Board Officers – Mr. Burrus stated he is happy to stay on as President of the Association, Ms. Madsen as Vice President and Ms. Ferraro as Secretary/Treasurer. There was no opposition, Mr. Kenny stated the slate of officers was approved by acclamation.

- Mr. Kenny gave a brief update of WoodRun requested trash enclosure. Management will keep the board informed of any progress.
- Mr. Kenny gave a brief update on TOSV Short Term rentals process.
- Management asked if the Board would like to consider giving up the TOSV Post Office box. The Board decided they wanted to keep the PO Box.

ITEM NO. 8: Next Meeting Date: It was determined the next board meeting will be Tuesday, May 2, 2023 at 3:00PM Mountain Time.

ITEM NO. 9: Adjournment: Mr. Burrus adjourned the meeting at 4:59PM and asked to go into executive session.

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.

May 2, 2023

Date of Approval


Snowmass Homeowners Association
Secretary / Treasurer
Jami Lee Ferraro