

SNOWMASS HOMEOWNERS ASSOCIATION, INC.

RECORD OF DIRECTORS MEETING PROCEEDINGS APPROVED

A meeting of the Board of Directors of the Snowmass Homeowners Association, Inc. was held on Wednesday, October 18, 2023, at 3:00PM Mountain Time via Microsoft Team teleconference.

ITEM NO. 1: Call to Order & Establish Quorum – Mr. Burrus called the meeting to order at 3:04PM.

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

Others Present: Paul Taddune, Legal Counsel and John Kenny, Pam Brigham, Tami Pazinato 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 August 8, 2023.

Mr. Burrus asked for a motion to approve the meeting minutes from previous meeting held on August 8, 2023, as presented.

Mr. Holt made a motion to approve the meeting minutes from August 8, 2023; seconded by Ms. Ferraro. The motion passed unanimously.

ITEM NO. 5: Financials –

Review of Financials – Ms. Brigham gave a brief overview of the current fiscal year's financials, through August. She noted the Association is expected to end at around \$45k in income by the end of October. October is the end of the fiscal year for this association. Ms. Brigham presented the predicted budgets for November and December and mentioned the Association should be at about \$9k in income by the end of the calendar year. She also noted that in 2024 the Association accounting will change to a calendar year.

Mr. Burrus inquired about further expenditure regarding fire mitigation. Mr. Kenny states that John Mele, Fire Marshall of Roaring Fork Fire Resue Authority, can perform fire mitigation if the board approved raising the expense to \$30k and would be able to get the work done by the end of the year, before it gets too snowy. Mr. Kenny mentioned Snowmass Village and the fire department are both spending \$15k each towards fire mitigation, as well.

After additional discussion, it was determined to spend \$30k on fire mitigation, which Mr. Burrus mentioned will bring the year end income down to a more reasonable number.

Mr. Kenny states that looking at this year's actuals, the figures are much better than the same time last year.

Mr. Burrus asked if all the DRC fees had been refunded to some of the homeowners yet. Ms. Brigham states there is \$92k in deposits and will compile a list and information to provide the board.

Mr. Burrus states he feels the only option is to find and repay the original owners.

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2024 Budget for Review and Approval - Ms. Brigham mentioned she calculated the 2024 budget based on the same assessments in 2023. There are two homeowners' with receivables over \$1,000. Ms. Brigham noted legal fees will be the same. The management service fee will increase to 4%, the accounting services will be reduced by as much as 22%. Insurance is budgeted with an 8% increase and \$30,000 again is budgeted for wildfire mitigation. There are no other big changes. 2024 budget is from January through December.

Mr. Burrus questioned where the Association will be at the end of 2024 if the assessments remain the same. Ms. Brigham states that this is a zero based budget, where expenses equal revenue. Ms. Brigham mentioned there is an additional \$6,000 income collected from the home sales, since implementing the fee for accounting services.

Mr. Burrus asked about the number of complaints sent in about the increases. Ms. Brigham stated it was only about 20% of the 871 owners.

Mr. Burrus inquires what the homeowners are being told the extra fees are going to. Ms. Brigham explained the budget is shared with the owners, so they can see line by line the expenses, but most of the fees are going to fire mitigation.

Mr. Burrus asked for a motion to approve the 2024 proposed budget as presented.

Mr. Holt made a motion to approve 2024 budget as presented; seconded by Mr. Lafield.

The motion passed unanimously.

ITEM NO. 6: Old Business

Update Fire Mitigation 2023 - Mr. Kenny reiterates John Mele intention to spend \$30,000, along with \$15,000 by the fire department and \$15,000 from Snowmass Village. A letter was sent to owners to pay attention to fire mitigation and suggested courses of action. Mr. Kenny mentioned we should be comfortable in saying we are doing everything we can with the resources we have to assist in fire mitigation. Mr. Kenny states Mr. Mele is appreciative of the Associations efforts and initiative in fire mitigation. Mr. Lafield advised that Mr. Mele is happy to come to look at anyone's property to access the individual property for fire mitigation.

Mr. Kenny advised Earthwise was not able to take on weed mitigation any longer, however, the TRG maintenance team is able to provide weed control mitigation throughout designated areas, and the expense should be less expensive than Earthwise Landscaping for the same span of property.

The town said they will take care of any weeds on their properties upon a call from Snowmass HOA so there is some good communication and work being done there as well.

Mr. Kenny brings up the retaining wall on 84 Pine Lane saying he believes the concerns have been resolved. The owner's contractor met with the Design Review Committee (DRC) and came up with a plan. The size of the wall will be reduced, and the top layer will be moved back, reducing visual impact. The project should take place in the next few weeks.

Mr. Kenny mentioned he routinely inspects the community to review DRC projects' progress, along with inspections for possible violations, i.e. projects underway, without DRC approval. He mentioned a few

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violation letter have been sent to owners, re: garden fences and holiday lighting that needs to be removed. He noted everyone has been cooperative. Mr. Burrus questioned Horse Ranch and the projects taking place there and if there is some miscommunication on whether the HR HOA approves first or if the DRC Board approves first. Mr. Kenny mentioned Horse Ranch previously had a 4-step approval system, which has since been terminated. It is now approved by the SHOA DRC and a 1-step process. Mr. Kenny mentioned a complaint came in about an air conditioner on the roof of an owner's home that can be seen from the street, as well as a complaint about said owners' playground in the yard. The air conditioner was reviewed by the DRC, with provision that the air condition is to be screened.

Mr. Hansch commented that the new HR Board wants to bring back the old 4-step approval system as it was a better system overall.

Mr. Burrus asked what else can be done to resolve the issues. Mr. Kenny states it will have to be a case-by-case issue going forward. "Precedent does not dictate procedure" and each project should be considered on its own merits, not in conjunction with previously approved projects. Mr. Kenny suggests doing this process the same way it is done in the Pines, Fox Run and Divide, which is to have their HOA approve first, and to send to the DRC for final approval.

ITEM NO. 7: New Business – Board Member Election and Annual Owners meeting

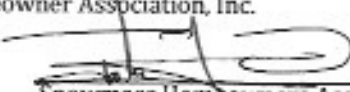
- It was decided to have the Annual Owners meeting on November 21, 2023 at 3:00PM.
- Board members election – There are 3 board members with terms expiring and up for re-election; Gene Burrus, Jami Lee Farraro and Worth Holt. All 3 members stated they would like to continue serving on the board. There was discussion on soliciting new candidates and a candidate application will be posted to the Association website.

ITEM NO. 8: Next Board Meeting Date: No date was set for the next board meeting.

ITEM NO. 9: Adjournment: Mr. Burrus adjourned the meeting at 3:58PM.

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.

4/29/24
Date of Approval


Snowmass Homeowners Association
Secretary / Treasurer
Jami Lee Ferraro