

SNOWMASS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 17, 2020

MINUTES

Board Members Present: Jami Ferraro, Gene Burrus, Stan Clauson, Worthe Holt, Michelle Clements

Others Present: Attorney Paul Taddune, Donna Aiken

President Gene Burrus called the zoom meeting to order at 4:00 p.m.

Gene asked for a motion to approve the minutes of the annual meeting of September 20th, the meeting continuation of October 7th, and the final continuation meeting on November 11th. Stan made the motion, and it was seconded by Jami. Worthe said he was sure he was at the October 7th meeting but was not listed as present. Stan said his name is spelt with a C not a K and needs to be changed. Noting these changes, the motion was approved unanimously.

Treasurer's Report: Donna questioned whether due to the current covid and the holidays if the Board wanted to use strong measures to collect for unpaid assessments. Gene said his question had been whether these unpaid assessments would put the Association in a financial bind and Donna had said no. She is starting the assessment billing now and wanted guidance from the Board. Donna and Jami have discussed these unpaid assessments which average \$400.00, and they thought they would review the outstanding accounts and devise a game plan to bring to the Board. Jami said it is easy to understand overlooking a \$90 assessment. These people should receive a note asking them to bring their accounts to date but hold off on the seriously overdue accounts until the first of year. Donna said she is adding the \$90 or \$180 to the current bill because usually it is an oversight. Stan was concerned about letting people not interested in paying their bills go unchecked. Paul said there is a procedure in place for collection that includes three or four steps including lien capability and starting legal action if the overdue payments are not cured. It was agreed to start aggressive enforcement after the start of the new year.

Executive Director Report: Donna said Design Committee was winding down after a busy summer and other than that, nothing to report.

Gene said the budget has been approved after three meetings and getting a quorum of over 50%. There were about 200 people who did not provide e-mail addresses and we are trying to get more e-mail addresses for better participation in voting for future meetings.

Bylaw Adoption and Board Appointees: Gene stated that we had reached a quorum of over 50% to approve the budget but only 39% for amendment changes and Board election. He asked Paul for his opinion on what action the Board should take at this time. Paul said the Board had the ability to fulfill vacancies on the Board and ratify any By-law amendments, so no action is required. Gene asked for a motion to approve the By-laws as amended. Jami motioned, seconded by Worthe. There being no discussion, the motion passed unanimously.

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Gene then asked Paul what should be done regarding the Board election. Gus received 37.5% of the votes, Jenny 36.94%, Roddy 36.25% and Norbert 35.79% of a votes. Roddy has resigned from the Board as he has sold his house. Paul said Gus and Jenny should retain their seats until the next annual meeting and the Board has the capability to appoint Norbert to fill the seat vacated by Chris Klug. Gene asked what the terms for Gus and Jenny would be and Paul said that should be resolved at the next annual meeting. There followed discussion about an appointment to fill Roddy's seat. Gene said he was considering a member from the Design Committee for connectivity between the two entities. He said Donna had spoken to both Blake Hansen and Mark Umbarger, but both were reluctant at this time due to time constraints. Gene would speak with Blake.

Design Committee Appointment: Blake Hansen has been attending Design Committee meetings this summer and the Committee requested he be appointed as a regular member. The Committee will probably see Wolf Gensch retiring in the near future and it would be great to have new blood on the Committee. Blake has architectural training through education though not a licensed architect and Donna commented he has been knowledgeable and doing a great job thus far. Gene entertained a motion that Blake be appointed to the Design Committee. Stan made the motion and Worthe seconded. Gene did state the Declaration calls for three members, one must be a licensed architect and did the Board have any reservations as the Committee now would consist of five members. Donna commented that the Committee has had five members for over thirty years and Paul did not see a problem. There being no further discussion, the motion passed. Paul added that Ryan Doremus might be a possible future candidate for the licensed architect position when Jim Gustafson decided to retire.

Website Development: Michelle has been assisting Gene and Donna on the development of a new website. One of the ideas was to post a photo and bio of each Board member and Gene asked for everyone's thoughts on that. Those present did not have a problem with the idea. Other areas being considered are a contact form to hopefully eliminate unnecessary calls to the office and information pages with topics like Design Committee procedures, and other Association protocol.

There being no further business, Gene motioned for adjournment, seconded by Jami and approved by the Board. The meeting was adjourned at 4:33 p.m.

A handwritten signature, likely of Gene, is written in black ink. To the right of the signature, the date "12/3/20" is written in a similar cursive style.