

BOARD OF DIRECTORS MEETING

August 3, 2021

Minutes

Board Members Present: Gene Burrus, Jami Ferraro, Gus Oliver, Jenny Cooper, Worthe Holt and, Norbert Hansch via zoom

Others Present: Attorney Paul Taddune, Administrator Donna Aiken

President Gene Burrus called the meeting to order at 4:02 p.m.

Review Management Bids: Gene said the purpose of this meeting is to review the bids received to take over the management of the Association from Donna. He asked if any of the Board members had any questions regarding the proposals from either John Howard of Willow Creek Management or the Romero Group. The representatives from the Romero Group would be joining the meeting and would like the Board to hear their proposal from them and ask questions, then take a vote. Gus said he would like to hear the proposal although he has reviewed the information forwarded by Gene. Gus asked if the Design Committee had been contacted and what was their reaction. Gene said he had met with the Committee and it was on board with the direction the Board was taking. Jim Gustafson, the Committee chairman, had attended the meeting with John Howard. As the Romero representatives had not arrived, Gene suggested we continue with the meeting.

Annual Meeting: It was agreed to hold the Annual meeting the third Tuesday of September, the 21st at 4:00. Gene said we would do a virtual meeting and at this time hand over to the Romero Group to handle. Donna commented that there were things that we should start on now if we wanted a quorum. Gene asked if we wanted to use the same survey company we used last year for around \$1,000.00 and the consensus was yes. We will put off tackling updating the Master Declaration until next year. For Jenny said she was resigning from the Board effective when her term expires at the annual meeting. There are now two spots available now, and Gene asked if there was any objection to filling Roddy's spot before the election. There was no objection.

Scanning of House Plans: Donna had reached out to Ryan and he said they were working on it, and hopefully it would be done by the end of the month. The project was much larger than they expected.

Fire Mitigation: Gene asked for an update on fire mitigation. Donna said the area around the Town communication center and above the Center had been done and some areas below Ridgerun. Gene asked if there was still funds in the budget and if we should consider hiring another company to do more work. He had talked to Aspen Arborist and they could do a day rate of \$3,000 or \$4,000 including crane work. Gus was not opposed to it and any additional mitigation was definitely needed. Motion was made to spend \$4,000 with Aspen Arborist and see what they can accomplish. Gene asked if we should look into other companies and Gus said their prices were the best he had found. The motion was seconded and passed. Gene would contact them and maybe ride around with them to pick an area to

work on. Donna suggested they might want to contact the John Mele, the Fire Marshall for recommendations.

Other Business: Donna was asked if the Association has received many complaints lately. She said most of them involved Design Committee issues and neighbor to neighbor.

Gus brought up the weed problem and how bad it was in Snowmass Village. It was agreed next year send out an e-mail asking permission to spray thistle on their property, and we'll pay for it. Gene suggested we table this until next year.

Gene said Jerome from Romero has not been answering his phone so if everyone was satisfied with the responses, we should vote on the management issue. Gus moved that the Romero Group be hired to take over the Association, Worthe seconded, and the motion passed. As there was money left in the budget, Gene would like them to start working with Donna as soon as possible. Gene would get in touch with them to meet and go over the details.

Jami motioned to adjourn the meeting, Gus seconded, and the motion passed. The meeting was adjourned at 4:20 p.m.