

# SNOWMASS HOMEOWNERS ASSOCIATION, INC.

## RECORD OF DIRECTORS MEETING PROCEEDINGS

was held on Wednesday, December 15, 2021 at 4:00 PM Mountain Time

A meeting of the Board of Directors of the Snowmass Homeowners Association, Inc. was held on Wednesday, December 15, 2021 Mountain Time via ZOOM teleconference.

**ITEM NO. 1: Call to Order & Establish Quorum** – Mr. Burrus called the meeting to order at 4:11PM.

**Directors Present Included:** Gene Burrus, President, Worthe Holt, Director, Jack Lafield, Director and Jami Lee Ferraro, Secretary/Treasurer.

**Directors Not Present:** Gus Oliver, Vice President, Stan Clauson, Director, Michele Clements, Director and Norbert Hansch, Director.

**Others Present:** John Kenny, Jerome Simecek and Val Loughman of the Romero Group.

**ITEM NO. 2: Approval of Minutes from August 3, 2021**

*Mr. Burrus asked for a motion to approve the August 3, 2021 meeting minutes.*

*Ms. Ferraro made a motion to approve the meeting minutes from August 3, 2021; seconded by Mr. Holt.*

*The motion passed unanimously.*

**ITEM NO. 3: Review and Discussion of Survey Company Proposal** – Mr. Kenny gave brief overview for the reasons of requesting a formal boundary survey being completed for lots, open spaces and easements within the Association. Mr. Kenny mentioned on current documents there is concern over the older maps and easement location. Rocky Mountain Surveying, who has done extensive work with Snowmass, proposed to do digital plats maps for 8 areas within the Snowmass Homeowners Association responsibly and open spaces and easements, plus create a google earth file. The proposed cost is \$34,000.

Or Mr. Kenny said could take the older maps and digitalize and add to the website at a lesser cost of under \$500 per plat map, which could be a great starting point. Mr. Lafield, agreed with the first step to get the maps done digital and see how this information is used and the value to homeowners. There was additional discussion by the board on individual circumstances on property easements. The board decide this would add value to the homeowners. The reason the board started this idea of the maps was for fire mitigation work and assess the associations liability of the easement areas.

*Mr. Lafield made motion to move forward with digitalizing the maps and put on the website; seconded by Ms. Ferraro. No further discussion.*

*The motion passed unanimously.*

**Other Discussion:**

- Mr. Kenny mentioned if an owner wants to view easements, google earth maps is a good tool. Mr. Simecek suggested it would be a helpful tool to add the hyperlink to the website.
- Mr. Burrus asked for an update on where it stands on reaching a quorum for the Annual Homeowners meeting. Mr. Kenny gave an update.
- Mr. Burrus spoke on the relationship with The Romero Group.
- Ms. Ferraro requested meeting minutes be presented to board within two weeks from meeting date. Once reviewed put on draft copies on website until approved at next board meeting.
- Mr. Burrus asked for feedback from The Romero Group, which Mr. Simecek & Mr. Kenny addressed their thoughts.
- Mr. Burrus mentioned he is willing to pay \$50 /per hour to Donna Aiken, if her assistance and knowledge is utilized. Mr. Ferraro will reach out to Donna and discuss this matter and her interest.

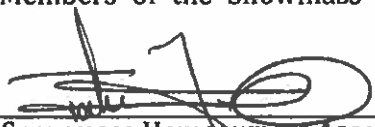
**ITEM NO. 4: Adjournment:** Mr. Burrus asked for a motion to adjourn the meeting.

*Mr. Lafield made a motion to adjourn the meeting; seconded by Mr. Holt.*

*By unanimous vote the meeting was adjourned at 4:57PM.*

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.

2/1/22  
Date of Approval

  
Snowmass Homeowners Association  
Secretary / Treasurer  
Jami Lee Ferraro