

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)
BOARD OF MANAGERS MEETING MINUTES

May 21, 2024

I. Call to Order

Dennis Thorley, President of the Board, called the meeting to order by conference phone call at 2:00 P.M. MST on May 21, 2024. Board members present by conference phone call were **Denny Thorley, William Powers, Ray Rinker, Michael Smith, and Mark Urban**. Non-members Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present by phone.

II. Approval of Minutes – November 13, 2023

Mr. Thorley made a motion to waive the reading and to approve of the minutes of the November 13, 2023, Board meeting. Mr. Powers seconded, and the motion passed.

III. Old Business
MEP/Boiler room

Mr. Mize recapped additional work – floor painting and drain basin cuts.

Mr. Rinker recapped potential for avoiding drywall ceiling replacement. Work in process for alternate system, dependent upon acceptance by TOSV Building Official.

Mr. Rinker wanted to restart MEP work as of August 16, 2024. Mr. George reminded all that summer season runs through Labor Day weekend, expecting full occupancy at least for that weekend. August is traditionally the busiest summer occupancy month for the summer season.

Work to the extent that it affects tenants will remain suspended until 09 03 2024.

Property to close again from 09 03 2024 through 11 27 2024 to allow for expedited project progress.

Plumbing project

Mr. Mize and Mr. Rinker had reported to the Board that heat, water supply and waste line plumbing failures had been discovered in the locker room necessitating the removal of large parts of the ceiling. Discussion of ceiling assembly, sound transfer, improperly installed insulation and end of life lighting took place.

Timeline for restoration of common area drywall – Mr. Rinker advised an estimate of 90 days to patch all but ceilings. Mr. Rinker advised that the ceilings should be left open to allow for future system assemblies – insulation and other items.

Ski locker room – Mr. Mize said that it should be restored by Thanksgiving, or winter season opening date. At present the ceiling of this space is demoed so that plumbing lines can be replaced. Discussion ensued as to how best to manage the work scope with a goal to have the space restored in a shorter timeline.

Mr. Thorley made a motion to use the ceiling assembly performed in units 15 and 25 in the ski locker room, as batt insulation discovered in these spaces interferes with the fire suppression system. Mr. Urban seconded, and the motion passed.

Transformers for thermostats

Mr. Rinker described a need for replacement transformers in common areas because of 150 signal length limitations and access panels to be placed over new transformer locations. Existing transformers for common areas and Units are buried in walls and locations are not known. Rough Order of Magnitude pricing currently is \$30,000 per building. Work scope will be to create one access location for each Unit on a Unit perimeter wall and as many common area access locations as are appropriate to install. Mr. Thorley made a motion to approve of proceeding with investigation into this work scope as drafted. Mr. Powers seconded, and the motion passed.

Fire monitor system

Mr. Thorley and Mr. Rinker described some of the ongoing details with fire alarms and trouble alerts. Investigations and planning in conjunction with Dennis Demers of Fire Engineering Services are ongoing. Because of the quantity of fire alarms that have occurred, the Fire District will impose fines for any further fire alarms that do occur, when the system is not put into test mode. Test mode means that the alarms, if triggered, will sound locally, but the Fire District will not dispatch trucks or personnel in response and will not fine the HOA.

Budget comparison and cash flow

Mr. Thorley provided a cashflow plan for the remainder of the current fiscal year. He noted that material costs for repairing ceilings are not included.

IV. New Business

Review of CX47 – modification submittal.

Mr. Rinker advised that he met with Mr. Harp's contractor on May 20, 2024. Mr. Rinker gave advice to the contractor and recommended that the Board give the owner verbal approval to install a new wall to match existing conditions.

He then explained the details, as to how he believed the air conditioning system should be laid out.

After discussion Mr. Rinker made a motion to approve of verbally approving the installation of a curtain wall to match existing. Mr. Thorley seconded, and the motion passed.

Employee Unit Remodel

Staff have provided three summary contractor bids. Cost ranges from 78k to 150k. This is for a "Lowe's" level remodel. Mr. Thorley noted that the low bidder has recently done very fast and good quality work for him in removing a tub and performing finish work on drywall in his master bathroom.

After discussion a decision on this issue was deferred until after Mr. Rinker can provide a budget for an architect to become involved.

V. Adjournment

Mr. Thorley made a motion to adjourn. Mr. Powers seconded, and the motion passed. The meeting was adjourned at 4:00 P.M.

Respectfully submitted,



William Powers, Secretary