

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

October 4th, 2024

I. Call to Order

Dennis Thorley, President of the Board, called the meeting to order by Zoom call at 8:00 A.M. MST on October 4th, 2024. Board members present by Zoom call were **Denny Thorley, Tom Burns, Ray Rinker, Michael Smith, Todd Geletka, Donald Blincoe and Mark Urban**. Non-members Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present by Zoom, and Zachary Grey of FJGG Attorneys at Law.

II. Old Business

- a. Mike George of Frias Properties presented on corporate governance ideals
- b. Association counsel Zachary Grey of FJGG provided input on pros and cons of the Association acting as an employer versus contracting for work, emphasized the need to better memorialize roles and responsibilities and Board decisions, and advised that individual members of the Board cannot act on behalf of the Board without the proper authorization
- c. Discussion that any remodel application must be submitted to the construction committee for review and assessment.

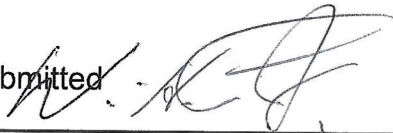
III. New Business

- a. Board discussed Unit CX21 plumbing replacement project
- b. Motion that Denny Thorley and Mike George be authorized to proceed with discussing the Unit CX21 plumbing project with the owner. Motion Made by Mr. Gelekta Seconded by Donald Blincoe and approved
- c. Discussed history of assessment calculation. Counsel advised assessment calculation formula cannot be modified without Ownership approval

IV. Adjournment

Mr. Thorley made a motion to adjourn. Mr. Rinker seconded, and the motion passed. The meeting was adjourned at 11:50 A.M.

Respectfully submitted



William Powers, Secretary