

CHAMONIX-AT-WOODRUN ASSOCIATION
BOARD OF MANAGERS MEETING
December 11, 2001

I Call to Order

Andy Cole, President of the Board, called the meeting to order by conference phone call at 11:00 A.M. Colorado time. Board members present by conference phone call were Anita Cole and Graciela de Quesada. Nonmembers present at Chamonix were James Treadwell, and Lee Wilson of Snowmass Lodging Company.

II Approval of Minutes

Anita made a motion to approve the Board minutes of the October 9, 2001, Board meeting, and Grace seconded. The motion was approved.

III Old Business

A. Courtyard plan review

The Board discussed a proposed courtyard remodel developed by Robert Trown and Associates. Andy Cole presented a summary of the history of the project. The Board's guiding viewpoint through time has been to preserve the value of the condominiums. The courtyard is becoming more unsightly over time, primarily due to snow removal damage. The deck can be replaced with heated deck with costs offset somewhat by reserves for heat boilers and deck repair, and savings in snow removal expenses. In addition to replacement, we have a plan to upgrade the appearance of the entire courtyard. We need to poll the owners and enlist their support for the project. Grace thought we should make the plans available to all owners visiting this winter. Anita pointed out we have two major parts to the project, the utilitarian and the decorative.

The Board discussed the possibility of phasing the project. Grace requested that Robert Trown be asked how the plan could be reasonably phased. It was decided the phasing would not be included in the discussions with all owners until more details are known. The Board would also like the cost to patch the motor court with a surface coating.

The Board discussed additional parking as part of the motor court project. It was decided that more parking in the motor court would not be aesthetically pleasing. Jim suggested additional parking could be created uphill of the entry drive when the Woodrun lift is removed (Ski Company plan in the next few years).

The Board agreed to have Robert Trown create a presentation to be set up in the Lobby as soon as possible. Lee was asked to write a letter to all owners explaining the situation and asking them to view the lobby presentation. A draft letter will be sent to the Board in the next week.

B. Employee relations matter

The Board discussed a draft letter to the Loeffelbeins regarding Mark's behavior on property. Two minor text changes were made. Anita moved and Andy seconded that the letter be sent to the Loeffelbeins, signed by our lawyer (Dan Wolf) on behalf of the Board of Managers. The motion passed. All Board members and Snowmass Lodging Company personnel present agreed that all communication regarding this issue would be directed to, and be handled by Dan Wolf. Andy Cole and Lee Wilson will schedule a phone conference with Dan Wolf in the near future.

V New Business

A. Appoint nominating committee

The following members were appointed to the nominating committee: Andy Cole, Anita Cole Grace de Quesada. The committee will nominate candidates for Andy Cole's position and two interim Board positions to be filled at the February 2002 Annual Meeting. The Board sees the need to temporarily increase the size of the Board with interim members to allow new members to acquaint themselves with the issues. The Board discussed the idea that the two new, interim members may have non-voting positions. The Committee is charged to submit the candidate names 30 days prior to the Annual meeting.

C. Date of Next Meeting

The Annual meeting will be held on the second Tuesday in February (February 12, 2002), at 4:00 P.M. in the Chamonix Conference Room. The Board will meet at 3:00 P.M.

VI Adjournment

Anita made a motion to adjourn. Grace seconded, and the motion passed. The meeting was adjourned at 12:45 P.M.

Respectfully submitted,

Graciela de Quesada, Secretary
I:\HOME\ASSN\WP50\CXMIN\CXBDSPc1201MIN