

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING MINUTES

February 4, 2022

I. Call to Order

Brian Moir, President of the Board, called the meeting to order by conference phone call at 3:09 P.M. Colorado time on February 4, 2022. Board members present by conference phone call were **Brian Moir, William Powers, and Denny Thorley**. Non-members Mike George and Scott Hale of Vacasa were present by phone.

HOA members

Mark Urban
Ray Rinker
Tom Burns
Howard Keyes

attended the meeting.

II. Approval of Minutes – November 2, 2021

Mr. Moir made a motion to waive the reading and to approve of the minutes of the November 2, 2021, Board meeting. Mr. Thorley seconded, and the motion passed.

III. Old Business

A. Status on various ongoing projects

Elevator Pit Sealing - scheduled to begin 4 18 2022 - day after Snowmass Mountain closes.

Elevator Mirror Glass - replaced with safety glass in Jan 2022, as required by elevator inspector.

Elevator-To-Landing Carpet Transitions - Management attempting to locate a vendor for this small scale task to tack down or otherwise reduce potential trip hazards per the elevator inspector. Our first two sourced vendors did not respond with site visits, and we are now working with Carpet One and hope to have the work scope accepted and performed in the near term.

GFCI replacement breaker additions for elevators control outlets in pits - breakers confirmed as added to these circuits.

AA Elevator Replacement - Schedule to immediately follow elevator pit sealing approx 1-2 weeks after close of ski season 2021-2022.

Resort Internet (RI) Upgrade - common area damages repaired, awaiting payment from RI. Expected payment from email exchange to occur during the week of Feb 5, 2022.

Fabric Awnings - filled stucco holes and did not remount, as these have blown off in previous years.

Exterior Staining/Painting - Management intends to award a contract to Hale Contracting for exterior fascia painting upon presentation of a current estimate. The estimate is \$39,500 to include crane and rental of lifts. If we reserve now we can lock in the spring time commitment from the crane/lift rental company and the vendor.

Lobby Glass Door Inserts - Hale Contracting was to begin installation of the second set on 01 31 2022, but Dave had unplanned knee surgery this weekend on short notice and now expects to restart the project during the second week of February 2022.

Epoxy Rock Pool Deck, Walkways, Landings, and Stair Finishes - Management has contacted John Partch of SGM and awaits a reply. John advises that this recommendation is outside of SGM scope but he will provide a recommendation of an alternate contact.

\$500,000 HOA approved line of credit - Bank process requires all board members to sign a resolution approving the acquisition of this line.

Boiler Replacement Considerations - The board has requested that management begin discussions and planning for replacement of the snowmelt/domestic hot water supply boilers and the heat boilers with Custom Mechanical (CM), with Mark Fryer as its principal. CM has extensive local boiler replacement experience and presently performs maintenance of these boilers for Chamonix.

Evaluation of Expected Near Term Capital Projects - Mike has contacted Jim Gustafson of Z-Group Architects to discuss planning possibilities for capital projects at Chamonix.

Mr. Rinker asked about gutter/roof transition repairs/replacements. Mike advised that Mullenax is the current vendor for gutters and heat tapes, and management will try to coordinate continued use of the crane and lifts to investigate mitigation solutions for those sections of the fascia that evidence water damage. If needed, management will try to engage Alexander Roofing to help address these areas. Mr. Rinker also inquired about the possibility of a panel that would show non-working or deficient sections of heat tape in a streamlined way or single location. Management will request that the contractor explore the possibility of this and report back to the board.

IV. New Business

Mr. Brown has decided to resign from the board after many years of service. The board thanks Mr. Brown for his many years of work and the helpful counsel he has provided to the HOA during his tenure on the board. The board discussed possible replacements. Mr. Moir made a motion to appoint Mr. Urban, who is the son-in-law of Mr. Brown, to complete the term held by Mr. Brown. He is the appointed representative by Mr. Brown for Unit CX35. Mr. Powers seconded, and the motion passed.

Number of Board members - The board presently comprises 5 members. After discussion Mr. Moir made a motion to reduce the number of board members to 4, pending any further resignations of any board members . Mr. Powers seconded, and the motion passed.

The annual member's meeting will be held during March 2022. Mr. Powers made a motion to set the meeting date to occur on March 4, 2022, and to start at 3:00 pm MST. Mr. Moir seconded, and the motion passed. The meeting will be held via Zoom to comply with local COVID-related guidelines.

V. Adjournment

Mr. Moir made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 3:50 P.M.

Respectfully submitted,

William Powers, Acting Secretary