

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

March 4, 2022

Call to Order

Brian Moir, President of the Board called the meeting to order in the meeting room of Chamonix Condominiums in Snowmass Village, CO at 5:21 P.M. Brian Moir, Denny Thorley, William Powers, Mark Urban, Mike Smith and Ray Rinker were present. Non-members present were Mike George and Scott Hale of Vacasa.

Approval of Minutes – February 4, 2022

Mr. Thorley made a motion to waive the reading and approve the minutes of the February 4, 2022, Board meeting. Mr. Powers seconded, and the motion passed.

Election of Officers

Mr. Moir is presently President of the Association, and Mr. Powers is the acting Secretary/Treasurer. Mr. Thorley nominated Mr. Moir for President and Mr. Powers for Secretary/Treasurer. The slate of officers were elected unanimously by the Board.

Delinquent assessments

Assessment payments for 5 units were delinquent at quarter end. All condominium owners have been contacted regarding payment of their delinquent accounts. Members as of this meeting date with remaining quarter 1 net delinquencies and those amounts are listed below:

CX20 \$17,242	CX32 \$24,804	CX41 \$18,810	CX44 \$18,810
CX54 \$6,966			

The board requests that management continue its efforts to collect balances from past due accounts. Mr. Thorley requested that management alert the HOA attorney to the current and any future regular assessment delinquencies as a part of the loan review package and advise the board. Mr. Thorley asked that Mr. Myler specifically review the remedies provided to the lender in the event of a default along with the repayment exhibit.

Mr. Thorley asked about the status of the remodel/improvement submission about the 15/25 plan. The board members undertook a review of the submission detail with Mr. Rinker.

Ray and the board discussed reorganizing the layout of the exercise area and adding a glass entrance door and dry sauna built into the exercise room area for guest and

owner use. No final decision was made.

Ray removed his request to tie his proposed patio areas into the existing boiler snowmelt system and also removed the proposed walkways that were in the drawings. His request to have a standalone boiler system to heat his patio was approved by the board with the requirements that the unit be maintained and operated at the owner's (and future owner's) expense.

Ray and the board also discussed establishing access to the 2nd floor trash and linen chute. The space would remain HOA owned and maintained common area. No decision was made.

Ray and the board discussed the proposed removal of trees and negotiated. Two trees were approved by the board to be removed. The decision on two other trees were delayed until a later date.

Ray and the board discussed his request to capture current HOA space in the exercise room area and donate back the same square footage of CX25's unit to the HOA. No definitive decision was made.

The board and Ray negotiated that one of the proposed trees to be removed near the CX15 patio area, must remain and be incorporated into a landscaping plan (to be presented at a later date) that must be approved by the board

Ray and the board agreed to delay the discussion of handrails and the proposed glass panels to a later date.

The follow up email sent by Denny on 4/26 with his signed approval of Ray's proposal included this note:

We are approving this with the understanding you will remove the gate, all common areas get color, materials and final design HOA approval. Maintenance agreement with you and future owners on snowmelt system will also need to be completed.

Please understand that there might be other issues that arise requiring reasonable compromises and discussion, but this should get you going with the village.

Thank you for your generous, planned contribution to the gym and lobby areas of Chamonix.

Adjournment

Mr. Thorley moved for adjournment, and Mr. Powers seconded. The motion passed, and the meeting was adjourned at 7:45 PM.

Respectfully submitted,

\_\_\_\_\_ Secretary