

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

January 14, 2025

I. Call to Order

Dennis Thorley, President of the Board, called the meeting to order by Zoom at 3:00 P.M. Colorado time on January 14, 2025. Board members present by Zoom were **Denny Thorley, Todd Geletka, Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Tom Burns and Mark Urban**. Owners present by Zoom were, Gary Phillip, Michael Smith, Bill Powers, Andy Harp. Non-members Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present by Zoom.

HOA members – attendees

Rinker	15/25
Rodriguez	17
Geletka	20
Philips	22/23
Burns	27
Thorley	33
Urban	35
Powers	45
Harp	47
Smith	50
Blincoe	54

II. Old Business

A. State of the Property

Mr. Thorley provided an update on the status of the Chamonix building and the notice of code violation. The HOA has engaged a local architect to address and resolve the issues with the lobby ceilings.

III. New Business

A. A proposed special assessment program for 2025-2029 totaling \$11,450,000 was presented by Mr. Rinker. Including the fiscal 2023-2024 approved special assessment of \$3,650,000, the total investment under consideration for this time frame of 2023-2029 for replacements, major repairs, and improvements is \$15,100,000. The draft assessment for fiscal 2024-2025 as proposed is \$3,300,000, with the largest single line item being \$500,000 for Lobby Modernization/Upgrades. Discussion ensued as to proposed scope of work, timelines, cashflow modeling, when and if occupancies are expected to be impacted, and rationale for expected outcomes. The Board hopes to soon meet, once more, to finalize its presentation and to then call for a Special Meeting of the Members to consider adoption of its anticipated proposal.

B. A discussion concerning resolving governance deficiencies currently noted by HOA ensued. Mr. Thorley made a motion to hire a 3rd party human resources consultant and to begin resolution of outstanding items under review within the next 6 weeks. Mr. Burns seconded, and the motion passed.

C. A discussion on considering presenting possible amendments to the declaration and bylaws ensued. A vote on whether the Board was ready to call a special meeting of the members to consider these matters and to vote upon them was postponed to allow the Board members additional time to fully understand the implications.

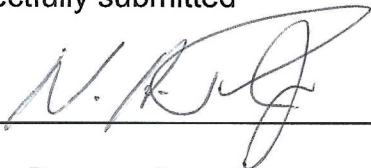
D. A discussion on adopting a rule to require that any HOA direct current and future employees undergo a background check and be bonded ensued. A vote on this proposal was postponed to allow the Board members additional time to review and to consider it.

E. Mr. Thorley announced his resignation, effective immediately, from the Board President position, but at present he intends to remain on the Board as a Director. Following this decision Mr. Geletka made a motion to nominate Mr. Blincoe as the new Board President. Mr. Rinker seconded, and the motion passed unanimously. The Board intends to schedule a subsequent meeting to vote for officers at a later date.

V. Adjournment

A. Mr. Burns made a motion to adjourn. Mr. Rinker seconded, and the motion passed. The meeting was adjourned at 5:30pm MST

Respectfully submitted

A handwritten signature in dark ink, appearing to read 'W. Powers', is written over a horizontal line.

William Powers, Secretary