

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

February 18, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on February 18, 2025. The Board Members present by Zoom were **Denny Thorley, Todd Geletka, Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Tom Burns and Mark Urban**. The Members present are listed below. Non-members Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present, as was Zac Grey of Frasca, Joiner, Goodman, & Greenstein, PC, for part of the meeting. Scott Hale of Chamonix HOA also joined. All attended the meeting by Zoom.

HOA Members in attendance

| | |
|----------------|-------|
| Rinker | 15/25 |
| Rodriguez | 17 |
| Geletka | 20 |
| Burns | 27 |
| Brambila | 30 |
| Cole | 31 |
| Creixell | 32 |
| Thorley | 33 |
| Urban | 35 |
| Hastings(Owen) | 36/37 |
| Smith | 50 |
| Blincoe | 54 |

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email, and all are in attendance. A quorum was therefore established.

III. Approval of Minutes

Mr. Rinker made a motion to waive the reading of the minutes of the 01 14 2025 Board meeting and to approve them as drafted. Mr. Burns seconded, and the motion passed.

Mr. Rinker made a motion to waive the reading of the minutes of the 02 04 2025 Board meeting and to approve them as drafted. Mr. Thorley seconded, and the motion passed.

IV. Old Business

A. Vendor Management

The following motion was approved at the 02 04 2025 Board meeting.

Mr. Thorley made a motion to note that its Project Manager/Superintendent is responsible for obtaining a completed W-9 form and a current insurance certificate naming Chamonix at Woodrun Condominium Association, Inc., as a certificate holder for workers compensation and general liability coverages at no less than \$1,000,000 per occurrence from each of its proposed vendors prior to the performance of any work on behalf of the HOA and that it be retroactive to the inception date of the renovation project. Mr. Blincoe seconded, and the motion passed. The Construction Supervisor is to maintain copies of these documents and to provide them via email to the property manager accountant (presently jackie@friasproperties.com) and the Chamonix property manager (presently Eric@friasproperties.com). Mr. Rinker noted that some contractors may not carry worker's compensation insurance coverage.

Mr. Blincoe made a motion to amend the above policy, such that HOA vendors who are either Sole proprietors or Business Partners are excluded from the requirement to have workers compensation insurance. All other HOA vendors are required to carry it. Mr. Burns seconded, and the motion passed.

V. New Business

A. Special Meeting of the Members - Declaration Amendment

Board minutes from September 10, 1989, and Board minutes of actions from January 25, 1990, indicate that the HOA Board intended for the upper lobbies of AA, A, and B buildings were to be designated as Limited Common Elements by a vote of the Members and first mortgagees taken during that time frame and designated for use by units 50, 43, and 54, respectively.

However, the original plat map filings as recorded at the Pitkin County Clerk and Recorder office from 1985 and also available on the TOSV website indicate that these three lobbies have always been Limited Common Elements, as confirmed by Mr. Grey, HOA counsel.

Mr. Grey noted that the Board had requested that he draft documents for the HOA Members to consider two separate Declaration amendments – in summary, one to grant the Board authority to license certain areas of the common elements for use limited to certain individual Members; and one to modify how assessments are levied to be based upon square footages Members either directly own (Units) and over which Members have licensed control.

Mr. Rinker made a motion to forward the documents prepared by the HOA's attorney

regarding amending its Declaration by email to the Members. The Association will then conduct a Special Meeting of the Members to review the information and to try to answer any questions any of the Members may have about them. The HOA will then send two formal notices to the Members and conduct separate votes via a ballot process for each of two anticipated Declaration amendments. Mr. Thorley seconded, and the motion passed.

B. Special Meeting of the Members – Special Assessment Vote

Mr. Blincoe opened the discussion on this subject regarding presentation of its plans to the Members for consideration of a proposed Special Assessment program for 2025-2029 totaling \$11,450,000 for major common element repairs, replacements, and improvements. The draft assessment for fiscal 2024-2025, as presently proposed, will be \$3,300,000.

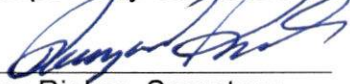
The attendees discussed methodology on how best to present the Special Assessment information to the Members.

Mr. Geletka made a motion to set the date for a Special Meeting of the Members for consideration of a proposed Special Assessment program for 2025 to be held on March 18, 2025. Mr. Rinker seconded, and the motion passed.

C. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Burns seconded, and the motion passed. The meeting was adjourned at 6:03 pm MST.

Respectfully submitted,


Ray Rinker, Secretary