

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

March 04, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on March 04, 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 Dustin Anderson, Peak Architecture, for part of the meeting. Scott Hale of Chamonix HOA also joined. All attended the meeting by Zoom.

HOA members – attendees

Schumacher	13	Rinker	15/25
Rodriguez	17	Geletka	20
Coyne	21	Burns	27
Bustamante Brambila	30	Cole	31
Creixell	32	Thorley	33
Urban	35	Hastings	37
Brag	41	Powers	45
Smith	50	Blincoe	54

II. Notice of Meeting

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

III. Approval of Minutes

Mr. Geletka made a motion to waive the reading of the minutes of the 02 18 2025 Board meeting and to approve them as drafted. Mr. Burns seconded, and the motion passed.

IV. Old Business

1. Special Meeting of the Members 03 18 2025

A. Declaration Amendment

The Board previously approved of forwarding the documents prepared by the HOA's attorney regarding amending its Declaration by email and mail to the Members. Snipped logistical notes from an exchange between Mr. Blincoe and Mr. Grey follow:

1. 3/18/25 4 pm mountain time informational meeting for members.
2. Zac finalize docs so Mike George can mail/email to owners before informational meeting.
3. Confirm Mike George will email and mail.
4. Mailing deadline is Saturday, March 8.
5. Zac check with Denny on informational meeting PowerPoint.
6. Give owners 60 days to return ballot (aligns with mortgagees).
7. Owners should send ballots to FJGG.
8. Use Zac as point of contact.
9. Send mortgagee docs concurrently with amendment packet.
10. No Board prep meeting.
11. FJGG run e-signature of Board Resolution.
12. (Re: Special Assessment): Zac call Donald Friday afternoon to discuss findings.

B. Special Assessment

The proposed budget for 2025 has been updated to \$3,850,000.

V. New Business

1. Discussion of Threats by Fire Marshal to disallow occupancy if certain construction tasks are not completed in a timely manner -
2. Corporate Transparency Act (CTA) –

As CX does not have 501(c) status and it does not regularly file a Form 990, then all owners who exercise substantial control (the Board members) must submit personal information to FinCen online at: <https://boiefiling.fincen.gov/boir/html>.

Filing Process

One designated person, acting as the “Company Applicant,” must collect and upload images of all Board member driver’s licenses or passports together with personal identifying information, like address and birthdate.

After submission, the Company Applicant will receive a confirmation email, completing the initial filing.

Ongoing Compliance

CX will need to update the information:

Whenever new Board members are admitted; and
Whenever a Board member’s address changes.

FJGG (HOA Counsel) Assistance – FJGG can handle the initial CTA filing for CX. Otherwise, any Board member can complete the submission process. If FJGG handles future updates, it will be the Board’s responsibility to provide FJGG with any new Board member information or address changes.

If you want to learn more about the CTA, please go here:

<https://frascona.com/corporate-transparency-act/>

Mr. Ringel reported that the Treasury Department issued guidance today that it will not enforce this statute for any corporations other than foreign ones. The Board deferred action on this issue at this time.

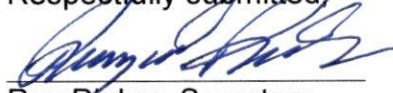
Mr. Geletka made a motion to approve of the maintenance portion of the 2025 Special Projects budget at \$3,665,000. Mr. Urban seconded the motion. The motion passed, with Burns and Thorley voting against it; and Urban, Blincoe, Rinker, Rodriguez, and Geletka voting for it.

Mr. Geletka made a motion to issue the Project PowerPoint Slide Deck with a cover email and the appropriate allocated portions of 1/3rd of the 2025 \$3,665,000 Special Projects assessment amount due to all members on March 10, 2025. Mr. Blincoe seconded, and the motion passed. The first installment will be due within 30 days of March 10, 2025.

A. Adjournment

Mr. Geletka made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 6:00 pm MST.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ray Rinker", is written over a horizontal line.

Ray Rinker, Secretary