

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

March 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 March 18, 2025. The Board Members present by Zoom were, **Ray Rinker, Magdiel Rodriguez, Donald Blincoe, and Tom Burns**. The Members present are listed below. Non-members Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present, as was Zac Grey, FJGG, for part of the meeting. All attended the meeting by Zoom.

HOA members – attendees

Rinker	15/25
Rodriguez	17
Coyne	21
Philips	22/23
Burns	27
Cole	31
Creixell	32
Hastings(Owen)	36/37
Brag	41
Ewald	43
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 but Mr. Thorley and Mr. Urban were in attendance. A quorum of the Board was, therefore, established.

III. 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. Zac Grey of FJGG was in attendance to answer any questions regarding the proposed

amendments, ballots, and the procedures for this process. Discussion followed regarding establishing clear guardrails regarding these proposed declaration amendments.

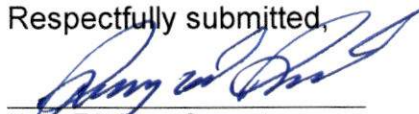
A majority of the members present directed Mr. Grey to revise the proposed amendment to limit the Board's authority over the licensing and sale of Common Elements. Rather than granting unrestricted discretion, the members recommended that the amendment identify specific Common Elements eligible for licensing or sale and include additional safeguards in the decision-making process, such as an adjacency requirement and unanimous consent from all owners with access to the affected Common Element.

Mr. Blincoe made a motion to add guardrails to the declaration amendment, Mr. Crexiell seconded. All in favor, motion carried

A. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Burns seconded, and the motion passed. The meeting was adjourned at 5:41 pm MST.

Respectfully submitted,



Ray Rinker, Secretary