

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

April 15, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on April 15, 2025. The Board Members present by Zoom were **Denny Thorley, , Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Tom Burns, Todd Gelekta 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. All attended the meeting by Zoom.

HOA members – attendees

Schumacher	13
Rinker	15/25
Rodriguez	17
Geletka	20
Coyne	21
Philips	22/23
Burns	27
Cole	31
Creixell	32
Thorley	33
Urban	35
Smith	50
Blincoe	54

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 4/2 and all were in attendance. A quorum of the Board was, therefore, established.

III. Approval of Minutes

Mr. Blincoe made a motion to waive the reading of the minutes of the 04 01 2025 Board meeting and to approve them as drafted. Mr. Rodriguez seconded, and the motion passed.

IV. Old Business

a. Construction Committee Update

b. Compliance Committee Update

c. Letter from Homeowners to Board Discussion

- i. Mr. Blincoe will call a special members' meeting scheduled on 4/29/2025. One agenda item will be to conduct an informal vote of the members concerning potential changes recommended by some HOA members as to how decisions regarding future special assessments are made, and how the governing documents of the HOA would need to be amended to codify those changes.
- ii. Mr. Blincoe made a motion to send to homeowners what HOA Attorney Zac sent to board regarding amendment to declaration, Seconded by Mr. Rinker. Vote passed with Mr. Geletka recusing himself.

V. New Business

a. Discussion of Windows being brought into HOA

- a. The attendees discussions the pros and cons as to whether windows can be changed to commonly owned versus individually owned to make future replacement processes more efficient.

b. Locker room Improvement presentation and Vote to Homeowners

- a. Mr. Thorley asked for an informal vote to the homeowners present in the meeting if they would be in favor of improvements. Many in favor. Official vote to come in 4/29 Special meeting

c. Renter Credits for Construction

- a. Understanding the HOA does not want to set a precedent, but that each issue would be looked at as a one-off basis.
- b. Mr. Rinker made a motion to reimburse 2 homeowners for lost rental revenue claims due to construction issues. Mr. Geletka seconded, and the motion passed

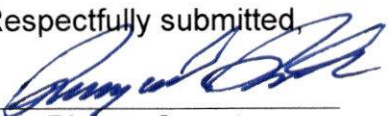
d. Locking off Elevator to CX54

- a. Discussion of locking off the landing to the B building top floor LCE
- b. Mr. Geletka made a motion to allow Mr. Blincoe to lock off the top floor of B building. Mr. Urban seconded, and the motion passed.

VI. Adjournment

Mr. Geletka made a motion to adjourn. Mr. Blincoe and the motion passed. The meeting was adjourned at 6:30 pm MST.

Respectfully submitted,



Ray Rinker, Secretary