

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

May 13, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on May 13, 2025. The Board Members present by Zoom were **Denny Thorley, Donald Blincoe, and Todd Gelekta**. The Members present are listed below. Non-members 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
Geletka	20
Coyne	21
Philips	22/23
Cole	31
Creixell	32
Thorley	33
Hastings	36/37
Fisher	40
Blincoe	54

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 5/1 and Mr. Rinker, Mr. Urban, Mr Rodriguez and Mr. Burns were not in attendance. A quorum of the Board was, therefore, not established.

III. Old Business – Mr. Blincoe gave a run down of items to be presented at the 6/10/25 Board Meeting. Without a quorum no business conducted on this agenda.

- a. Coyne and Fisher modification request
  - i. Changes to Modification Approval Process
- b. Compliance Committee
  - i. Vote on HR Handbook, Vendors, and Expenses
- c. Employee Housing: Initial Vote (Currently with Architect)
- d. Plumbing and Sprinkler Head Replacement
  - i. Discussion on Requirement

- ii. HOA Reimbursement Amount
  - e. Windows
    - i. Whether Replacement is HOA Responsibility
    - ii. Requirement to replace when Exterior is completed
    - iii. Window Dressing Limitations
  - f. Exercise Room Remodel
  - g. Dormakaba Oracode 660 Door Locks
- IV. New Business
  - a. Reimbursement for Ray and Scott
  - b. Credit or Debit Card for Ray and Scott (Proposed 30k monthly limit)
  - c. Signers of MEP Depository Account
  - d. Budget Review
    - i. Costs vs Actuals vs Percent Complete
  - e. Hire an Owners Representative

V. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley and the motion passed. The meeting was adjourned at 4:50 pm MST.

Respectfully submitted,

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Ray Rinker, Secretary