

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING Pre-MINUTES - Draft

June 10th, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on June 10th. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Tom Burns, Todd Geletka 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. Zac Grey from FJGG also present. All attended the meeting by Zoom.

HOA members – attendees

Rodriguez	17	Rinker	15/25
Coyne	21	Geletka	20
Creixell	32	Philips	22/23
Freund	34	Burns	27
Hastings	36/37	Cole	31
Brag	41	Thorley	33
Smith	50	Urban	35
		Blincoe	54

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 5/30 and all were in attendance. A quorum of the Board was, therefore, established.

Mr. Blincoe advised that because HOA counsel is present, Mr. Blincoe is going to cover topics that involve opinions of or interactions with counsel. See IV.b.v.2; IV.d.i; V.A; all in highlight.

III. Old Business

a. Compliance Committee

i. Vote on HR Handbook, Vendors, and Expenses

Mr. Blincoe made a motion to approve of the Handbook, Vendor and Expense Policies. Mr. Burns seconded, and the motion passed. Yes Vote: Blincoe, Thorley, Urban, Geletka, Rodriguez, Burns. Abstains: Rinker

ii. HOA Debit Card – Project Supplies and Services - Mr. Hale as user

1. Mr. Blincoe made a motion to approve of obtaining a debit card for the HOA capped at a \$30K limit to be used by Mr. Hale to purchase supplies and services for the Project. Mr. Burns seconded, and the motion passed. Yes Vote: Blincoe, Thorley, Urban, Geletka, Rodriguez, Burns, Rinker

b. Construction Committee

- i. Budget Review
  - 1. Costs vs Actuals vs Percent Complete – Addendum 1
  - 2. Engagement of an Owners Representative – limit discussion to 10 minutes.
- ii. Architectural Directive Discussion and Vote based upon correspondence circulated prior to this meeting.
  - a. Mr. Blincoe made a motion to approve of the Architectural Directive – Addendum 2. Mr. Rinker seconded, and the motion passed. Yes Vote: Blincoe, Urban, Geletka, Rodriguez, Rinker. No Vote: Thorley, Burns.
- iii. Architectural Master Plan Concept Draft – Addendum 3 - limit discussion to 10 minutes
  - 1. Mr. Rinker to present a summary of an architectural master plan concept draft.
    - a. Mr. Rinker made a motion to send this concept to the Architect for review and consideration. Mr. Blincoe seconded, and the motion passed. Yes Vote: Blincoe, Urban, Geletka, Rodriguez, Rinker. No Vote: Thorley, Burns
- iv. Reimbursements for Mr. Rinker and Mr. Coyne of Project Expenses
- v.
  - 1. Mr. Geletka made a motion to approve of Mr. Rinker's reimbursement of \$168,656.11. Mr. Urban seconded, and the motion passed. Yes Vote: Blincoe, Thorley, Urban, Geletka, Rodriguez, Burns. Abstains: Rinker
  - 2. Mr. Blincoe made a motion to approve of Mr. Coyne's reimbursement of \$53,609.99. Mr. Burns seconded, and the motion passed. Yes Vote: Blincoe, Thorley, Urban, Geletka, Rodriguez, Burns, Rinker
- vi. Ceiling Assembly Discussion – Units – limit discussion to 10 minutes
  - 1. HOA Goals
    - a. 5-year timeframe to replace and improve all Unit and common area ceiling assemblies to include all plumbing, sprinkler heads, and electrical/IT raceways contained therein.
    - b. Funding mechanisms – HOA controls demo and build back to established work scope stopping points: Owner performs final Unit finish work (drywall finish, flooring above subfloor, and tile or other selections for wet walls (baths & kitchens). HOA reimburses for like-kind, Owner finish work. HOA pays for all of the work scope it performs.
  - 2. Legal goal – Establish clear Board and Member authorities for work that involves both commonly owned and Unit Owner owned assets and draft correspondence to Owners for Board recommended work scopes – initial and ongoing work templates.
    - a. It is the opinion of the Board that all plumbing lines and sprinkler heads that have yet to be replaced are at end of life and should be replaced within the 5-year timeline. If any Unit Owner opposes the proposed work scope within that Owner's Unit, the HOA seeks advice as to whether the HOA may transfer contingent related damages liability, such as cost of leak remediation.

3. Architectural goal – Explain and document process by which HOA and Unit owner obtain permits for ceiling assembly works scope at HOA expense.

IV. New Business

- a. Legal - Engage HOA counsel to create a streamlined amendment voting process for consideration of a combined improvement & maintenance \$500K yearly limit on Board assessment authority. Member votes for assessments that exceed this \$500K limit.
  - i. Prior to this meeting, Diane Hayes provided a draft of governing document amendment concepts and her opinion as to how to best to proceed – Addendum 4.
  - ii. Board decided to attempt to informally apply this \$500K assessment as a concept before memorializing it as a rule, pending confirmation from HOA counsel that doing so would be an appropriate process. Zac will do research and advise the board on this issue.

V. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley Seconded, and the motion passed 7-0. The meeting was adjourned at pm 6:12pm MST.

Respectfully submitted,



Ray Rinker, Secretary