

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES - Draft

July 8, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:05 P.M. Colorado time on July 8th. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Todd Gelekta, Mark Urban and Tom Burns**. 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 possible

Schumacher	13	Rinker	15/25
Rodriguez	17	Coyne	21
Philips	22/23	Lux	26
Burns	27	Bustamente	30
Cole	31	Creixell	32
Thorley	33	Freund	34
Urban	35	Hastings	36/37
Fisher	40	Brag	41
Ewald	42/43	Powers	45
Harp	47	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 6/27 and all were in attendance. A quorum of the Board was, therefore, established.

III. Approval of Minutes

Mr. _____ made a motion to waive the reading of the minutes of the 06 24 2025 Board meeting and to approve them as drafted. Mr. _____ seconded, and the motion passed.

IV. Old Business

- a. Construction Committee Update
- b. Compliance Committee Update
- c. Signers of MEP Depository Account

- i. Mr. _____ made a motion to add _____, as a 3rd signer on this bank account. Mr. _____ seconded, and the motion passed/did not carry.
- d. Assessments – Mr. Smith presented opinions, as to how assessments might be modified to the benefit of the membership.
- e. Fiscal year – consideration of change to calendar year
 - i. Pros – members are more familiar with a calendar year model, the real estate market place is more familiar with a calendar year model, we switched two quarterly dues and having them align with calendar quarters removed confusion and aligns dues periods, projects are typically ending before Thanksgiving for ski season giving an additional month to true up yearly budgets, and experience from last year's budget approval tells us we need more approval time at the end of the annual period so extending from 11-01 to 12-31 is a logical choice.
 - ii. Cons – year one costs and resource commitments – two tax returns, need to create a 2-month stub-year budget and a full year budget
 - 1. Mr. _____ made a motion to amend the HOA tax and operating annual time frames from Fiscal to Calendar. Mr. _____ seconded, and the motion passed/did not carry.
- f. New Construction Outline – Mr. Thorley provided a format for tracking concept development in an outline format for major project items – Addendum 5
- g. Ray to Present Chamonix Remodel Project Outline
- h. Dormakaba Oracode 660 Door Locks
 - i. Mr. _____ made a motion to include Dormakaba Oracode in the 2025-2026 Capital Project budget. Costs are estimated at roughly \$600/installed lock. Approximately 100 locks on property to include Unit doors, ski lockers, and owner closets in common areas. Mr. _____ seconded, and the motion passed/did not carry.
- i. Member Polls – 5-year plan – limit discussion to 10 minutes
 - i. Windows – do owners support 100% replacement of windows at HOA expense while exterior siding work is being performed?
 - ii. Window Dressing Limitations – do owners want to create a uniformity rule as seen from outside Units?
 - iii. Best Use of Common Space – Are owners receptive to further legal and architectural investigation?

V. Adjournment

Mr. _____ made a motion to adjourn. Mr. _____ Seconded, and the motion passed. The meeting was adjourned at pm _____ pm MST.

Respectfully submitted,

Ray Rinker, Secretary