

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

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, Donald Blincoe, Todd Gelekta, 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

Rinker	15/25		
Rodriguez	17	Coyne	21
Bustamente	30	Creixell	32
Burns	27		
Cole	31		
Thorley	33		
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 Mr. Blincoe, Mr. Thorley, Mr. Burns. And Mr. Geletka. 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 06 24 2025 Board meeting and to approve them as drafted. Mr. Rinker seconded, 5-0 Mr. Blincoe, Mr. Rinker, Mr. Thorley, Mr. Geletka and Mr. Burns the motion passed.

IV. Old Business

a. Signers of MEP Depository Account

i. Mr. Blincoe made a motion to add Mr. Rodriguez as a secondary signer on this bank account and remove Mr. Powers. Mr. Thorley seconded, and the motion passed 5-0: Mr. Blincoe, Mr. Rinker, Mr. Thorley, Mr. Geletka and Mr. Burns

b. Assessments – Mr. Smith presented opinions, as to how assessments might be modified to the benefit of the membership.

c. 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. Gelekta made a motion to amend the HOA tax and operating annual time frames from Fiscal to Calendar. Mr. Rinker seconded, and the motion passed 3-2. Yes: Mr. Rinker, Mr. Gelekta, Mr. Blincoe. No: Mr. Thorley, Mr. Burns

V. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley Seconded, and the motion passed. The meeting was adjourned at pm 5:20 pm MST.

Respectfully submitted,



Ray Rinker, Secretary