

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

July 29, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:04 P.M. Colorado time on July 29th. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, Todd Gelekta, Mark Urban, Magdiel Rodriguez 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	Geletka	20
Coyne	21	Phillips	22/23
Lux	26	Burns	27
Cole	31	Thorley	33
Creixell	32	Urban	35
Smith	50	Blincoe	54

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 7/15 and Mr. Blincoe, Mr. Thorley, Mr. Burns. Mr. Urban, Mr. Burns. Mr Rinker, 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 07 08 2025 Board meeting and to approve them as drafted. Mr. Geletka seconded, and the motion passed.

IV. Old Business

- a. Construction Update – Ray Rinker 20 Min
- b. Water Meter Update – Eric Ringel 5 Min
- c. Proposal regarding dues and reserve contributions - Mike Smith 15 Min
- d. Maintenance request from Mike Smith, CX50 – Lobby carpet and heating – Donald Blincoe 15 Min. Mr. Blincoe Made a motion to acknowledge that HOA is responsible for maintaining of the lobbies but will defer maintenance until lobby improvements are

scheduled. Mr Thorley seconded the motion. 4-3. Yes: Mr. Magdiel, Mr.Burns, Mr. Thorley, Mr. Blincoe. No: Mr. Gelekta, Mr. Rinker, Mr. Urban.

- e. Motion to Hire Debra Prince – Owners Rep. Mr Blincoe has made a motion to hire Debra Prince who will report to the board. Mr. Rinker has seconded. 7-0 Yes.

V. New Business

- a. Future development no added density - Kevin Coyne, 20 Min
- b. Square footage analysis presentation - Ray Rinker, 20 Min
- c. Discussion on Proxy Voting at the Board Level – Donald Blincoe, 10 Min
- d. CX30 Bustamante requests to add a bike rack to 30 LCE underground parking spot. Request was denied by rules and regulations in Chamonix’s bylaws that state nothing but cars and motorcycles shall be stored in parking spots. – Donald Blincoe 5 min

VI. Adjournment

Mr. Burns made a motion to adjourn. Mr. Blincoe, and the motion passed. The meeting was adjourned at 6:25 pm MST.

Respectfully submitted,

Ray Rinker, Secretary