

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

August 26, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:03 P.M. Colorado time on August 26th. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, Todd Geletka, Mark Urban, Magdiel Rodriguez and Tom Burns**. The Members present are listed below. Non-members Dustin Anderson from Peak Architecture, Daniel Freeman From Chimney Doctor, Mike George and 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
Rodriguez	17	Geletka	20
Coyne	21		
Burns	27		
Bustamente	30		
Creixell	32		
Thorley	33		
Freund	34		
Urban	35		
Hastings	36/37		
Smith	50		
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 8/4 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 29 2025 Board meeting and to approve them as drafted. Mr. Geletka seconded, and the motion passed.

I. New Business

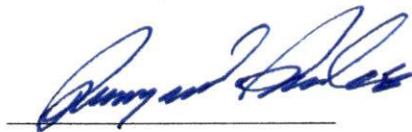
- a. Daniel from Chimney Doctor, Chimney Report and Q&A – 60 Min

- b. Dustin from Peak Architecture, and Interior Designer presenting design boards for common area interior remodel – 50 Min
- c. Vote to make Chamonix fireplaces unusable according to the Chimney Doctor Report. Mr. Blincoe made a motion to decommission Chamonix's wood burning fireplace, unless it is an approved/repared gas fireplace and remove all wood. Mr. Urban Seconds. Motion Pass 7-0
- d. Kevin Coyne modification request vote. Mr. Blincoe made a motion to deny modification request. Mr. Gelekta seconded. Motion Passed to deny 7-0
- e. Mr. Rinker made a motion to Send a cease-and-desist letter to CX21 Coyne regarding work currently being done. Mr. Geletka Second. Motion failed 4-3 Vote No: No's Mr. Burns, Mr. Thorley, Mr. Rodriguez. Mr. Blincoe
- f. Proposal from Base Camp Design Group to assist board for design review. Discussion regarding 3 party review. Board will decide on a couple of options
- g. Petition to Remove Magic Carpet Conveyor Belt from Assay Hill. Board approved signing petition to have magic carpet removed from Assay Hill.

II. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Urban Second, and the motion passed. The meeting was adjourned at 5:27 pm MST.

Respectfully submitted,



Ray Rinker, Secretary