

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

September 23, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:03 P.M. Colorado time on September 23rd. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, Todd Gelekta, Magdiel Rodriguez and Tom Burns**. The Members present are listed below. Non-members Deborah Prince plus 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
Creixell	32	Thorley	33
Hastings	36/37	Fisher	40
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 9/8 and Mr. Blincoe, Mr. Thorley, Mr. Thorley, 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 08 26 2025 Board meeting and to approve them as drafted. Mr. Rinker seconded, and the motion passed.

I. Old Business

- a. Update on installing gas service to all units and fireplace selections – Ray

II. New Business

- a. Deborah Prince Project Update, current years special assessment and construction budget review – Mr. Rinker, Mrs. Prince
- b. Ski Locker room Discussion – Mr. Rinker

- c. Chamonix Garage Fire Sprinkler Options – Mr. Rinker
- d. Discussion of Basecamp as Chamonix Design Consultant on an as needed basis – Mr. Blincoe
- e. Cease and Desist Letter to CX21, Mr. Blincoe made a motion to send a cease and Deist letter to CX21. Mr. Thorley seconded. Motion did not pass 5-0 No – Mr. Blincoe
- f. Potential change of attorney or use for second opinions, Ben Johnston – Mr. Blincoe
- g. Expense reimbursement for Mr. Ray Rinker of \$64,890.65. Mr. Blincoe made a motion to reimburse Mr. Rinker, Mr. Thorley seconds, Motion pass 5-0 – Mr. Blincoe
- h. Completion of water main plumbing in Chamonix Central Plant – Mr. Ringel 5 min
- i. New Debit Card Account – Mr. Blincoe

III. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Rinker Second, and the motion passed. The meeting was adjourned at 5:15 pm MST.

Respectfully submitted,



Ray Rinker, Secretary