

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

November 11, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on November 11th. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, Todd Gelekta, Magdiel Rodriguez, Mark Urban, 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

Rinker	15/25	Rodriguez	17
Coyne	21	Phillips	22/23
Burns	27	Cole	31
Creixell	32	Thorley	33
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 10/15 and Mr. Blincoe, Mr. Thorley, Mr. Rinker and Mr. Rodriguez. A quorum of the Board was, therefore, established.

III. Approval of Minutes

Mr. Rodriguez made a motion to waive the reading of the minutes of the 10 28 2025 Board meeting and to approve them as drafted. Mr. Thorley seconded, and the motion passed.

I. Old Business

- a. Vote to use Base Camp as a 3rd party reviewer. Mr. Blincoe makes motion to use Base Camp as a 3rd party reviewer for unit modifications at the expense of the applicant. Mr. Thorley Seconds. Motion Pass 5-0 Vote

II. New Business

- a. 2025 Special Assessment Review & Future Planning – Mr. Rinker

- b. Debris in Chamonix Water Line Discussion Mr. Blincoe made a motion to use base camp as a 3rd party for water lines. Mr. Thorley seconded the motion. Vote Passes 5-0
- c. CX21 Unit Modification Agreement Discussion and Vote. Mr. Rinker makes a motion to approve CX21 Unit Modification Agreement. Mr. Blincoe Seconds. Motion Pass Vote: 5-0

III. Adjournment

Mr. Thorley made a motion to adjourn. Mr. Blincoe Second, and the motion passed. The meeting was adjourned at 5:45 pm MST.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ray Rinker", is written over a horizontal line.

Ray Rinker, Secretary