

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

December 2nd, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:35 P.M. Colorado time on December 2nd. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, Todd Geletka, 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 possible

		Rinker	15/25
Rodriguez	17	Geletka	20
Coyne	21	Phillips	22/23
Lux	26	Burns	27
Bustamente	30	Cole	31
Creixell	32	Thorley	33
Freund	34	Urban	35
Hastings	36/37	Powers	45
Harp	47	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 11/28 and Mr. Blincoe, Mr. Geletka, Mr. Urban, Mr. Thorley, Mr. Rinker, Mr. Burns, and Mr. Rodriguez. 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 11 11 2025 Board meeting and to approve them as drafted. Mr. Geletka seconded, and the motion passed.

I. New Business

- a. **Stub Year Special Assessment.** Mr. Blincoe made a motion to approve a \$500,000 special assessment to be taken to the homeowners. Mr. Rinker seconded. Motion failed
No: Mr. Burns, Mr. Thorley, Mr. Urban. Yes: Mr. Rinker, Mr. Blincoe, Mr. Rodriguez.
Abstain: Mr. Gelekta

- b. Discussion and Vote to bid out project to other contractors. Mr. Blincoe made the motion to bid out project to other contractors. Mr. Thorley Seconded. Motion passed 4-3. Yes: Mr. Blincoe, Mr. Thorley, Mr. Rodriguez. Mr. Burns. No: Mr. Rinker. Mr. Geletka. Mr. Urban.
- c. Fireplace Ban/Repercussions – Mr. Burns made a motion to a \$5000 fine for transporting wood into the building or burning, Mr. Geletka Second. Motion Passed 7-0
Yes
- d. Construction Update – Ray and Deborah
- e. Water Test Update – Mr. Ringel
- f. CX17 Unit Modification amendment. Mr. Blincoe made motion to include outdoor speakers and AC condenser on the exterior of the building, but not allowing move of front entry door, Mr. Geletka seconded. Motion passed. 5-0. Yes: Mr. Blincoe, Mr. Burns. Mr. Rinker. Mr Urban. Mr. Geletka.

II. Adjournment

Mr. Burns made a motion to adjourn. Mr. Urban Second, and the motion passed. The meeting was adjourned at 5:50 pm MST.

Respectfully submitted,



Ray Rinker, Secretary