

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

December 16nd, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on December 16nd. 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

Rinker	15/25	Rodriguez	17
Geletka	20	Coyne	21
Burns	27	Bustamente	30
Cole	31	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 12/4 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 12 2 2025 Board meeting and to approve them as drafted. Mr. Urban seconded, and the motion passed.

I. Old Business

- a. Discussion to pay Base Camp to do a full review of Chamonix. Helpful for Board and Homeowners to have the info this report generates. Discussion that there is also a report from a couple years ago from Rudd Construction - Donald

II. New Business

- a. Vote to require that whenever a modification agreement is requested, Chamonix HOA shall have access to homeowner's unit to: Repair any plumbing issues, replace the drywall with a single layer UL assembly as recommended by our architects and paint

the ceiling at the Chamonix expense. If the homeowner wishes to make additional improvements, such as upgrading from the single-layer UL assembly or installing new lighting, those costs will be the responsibility of the homeowner. Discussion - Donald

- b. Approval of CX20 modification agreement. Mr. Blincoe made a motion to approve CX20 modification agreement. Mr. Urban seconded. Motion passed 6-0 (Mr. Gelekta abstained).
- c. Reimbursement to Scott and Eric for 6 months of rent (Eric \$500/Month, Scott 3 Months of Rent (\$605/Month) Mr. Blincoe made a motion to approve of reimbursement of rent to Scott and Eric. Mr. Thorley seconded. Motion passed 7-0.
- d. Construction Project Update – Donald
- e. Vote to approve outstanding HOA Bills. Mr. Blincoe voted to approve current outstanding capital renovation bills, Mr. Thorley Seconds. Motion passes 7-0
- f. Ownership usage and allocation of space
- g. Review of Repository of historical documentation and to make available to the ownership

III. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Urban Second, and the motion passed. The meeting was adjourned at 4:55 pm MST.

Respectfully submitted,

Ray Rinker, Secretary