

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

April 28th, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 4:02 P.M. Colorado time on April 28th, 2026. The Board Members present by Zoom were **Denny Thorley, Gary Phillips, Kevin Coyne, Juan Creixell, Tom Burns, Donald Blincoe and Magdiel Rodriguez**. The Members present are listed below Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present. All attended the meeting by Teams.

HOA members – attendees

Rinker	15/25	Rodriguez	17
Coyne	21	Phillips	22/23
Burns	27	Creixell	32
Thorley	33	Gage	50
Blincoe	54		

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 4/21/26 and Mr. Thorley, Mr. Coyne, Mr. Phillips, Mr. Burns, Mr. Rodriguez, Mr. Blincoe and Mr. Creixell. A quorum of the Board was, therefore, established.

III. Approval of Meeting Minutes

- a. Mr. Burns made a motion to waive the reading of the minutes of the 4/14/26 and 4/21/26 meetings and to approve them as drafted. Mr. Creixell seconded, and the motion passed 7-0

IV. Old Business

- a. Discussion of STC Testing and other legal projects: Denny (15 mins)
 - i. Mr. Thorley provided an update regarding Sound Transmission Class (STC) testing. The original bid to obtain the data was quoted at \$30,000, which the Board agreed was too costly and therefore requested an additional quote. Mr. Coyne noted that he was uncertain whether testing was the appropriate solution, as opposed to developing an achievable assembly standard. The Board agreed with this perspective but stated that data is still needed to understand what is realistically achievable given the building's existing construction. Ultimately, the Board is pursuing a second opinion to better evaluate the available options.

b. Legal Update: Denny (15 Mins)

- i. Mr. Thorley provided a brief legal update regarding the completion of the Rudd Construction contract, the Owner's Representative contract, and the resolution of construction insurance matters. He also noted that the LCE amendment and related documentation are expected to be completed by May 1, with the condominium modification update targeted for completion by May 8. Work is currently underway on finalizing the new Frias contract.

c. Discussion on pool decking epoxy coating: Tom (15 mins)

- i. The Board held a discussion regarding a \$28,000 bid to re-epoxy the existing pool deck surface. New information was raised indicating that, due to upcoming civil and utility work, the pool and hot tub area may need to be excavated in spring 2027 to complete drainage and utility improvements. At this time, there is insufficient information regarding the scope and timeline of that future work to make an informed decision. As a result, the Board agreed to defer approval of the current epoxy bid while seeking additional information and exploring other potentially more cost-effective solutions.

V. New Business

a. Landscaping and Fire Mitigation

- i. A brief discussion was held regarding landscaping and fire mitigation. It was recommended that a specialist be engaged to evaluate both areas and define the appropriate scope of work. The estimated cost for this effort is approximately \$40,000.

b. Executive session: Board only (15 mins)

VI. Adjournment

Mr. Burns made a motion to adjourn. Mr. Blincoe seconded, and the motion passed. The meeting was adjourned at 5:30 pm MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Denny Thorley', written over a horizontal line.

Denny Thorley, Secretary