

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

May 19th, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 2:02 P.M. Colorado time on May 19th, 2026. The Board Members present by Zoom were **Denny Thorley, Kevin Coyne, Tom Burns, and Donald Blincoe**. The Members present are listed below, Eric Ringel and Michael George of Frias Properties of Aspen and Snowmass (FPA) were present. Also, Debroah Price (PM) and Phil Vaughn (Owner Rep) All attended the meeting by Teams.

HOA members – attendees

Schumacher	13	Rinker	15/25	Harp	47	Blincoe	54
Coyne	21	Burns	27	Thorley	33	Hastings	36/37

II. Notice of Meeting

a. Mr. Ringel noted that all Board Members were notified of the meeting via email 5/12/26 and Mr. Thorley, Mr. Coyne, Mr. Burns, and Mr. Blincoe. A quorum of the Board was, therefore, established.

III. Old Business

a. Invoice approval/processing: Magdiel/Deborah/Michael (15 mins)
i. This was pushed to a later meeting due to Magdiel being unable to attend.


IV. New Business

a. Architectural crossroads: Tom/Deborah/Phil (55 mins)
i. Deborah, Phil, and the Board reviewed the status of the 2026 project calendar, including scope, timelines, and completed work. Concerns were raised regarding the performance of the current architect, Peak, specifically related to missed deadlines over the last few weeks that have impacted overall 2026 project progress. The Board discussed whether Peak has the capacity to meet the ongoing demands of the project. It was agreed that Tom, Board President, will address these concerns directly with Peak. HOA might consider alternative options should performance issues continue. Everyone believes this issue shall be discussion again with whole board present.

V. Adjournment

Mr. Burns made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 3:05 pm MST.

Respectfully submitted,


Denny Thorley, Secretary