

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

June 2nd, 2026

I. Call to Order

Denny Thorley, Secretary of the Board, called the meeting to order at 3:01 P.M. Colorado time on June 2nd, 2026. The Board Members present by Zoom were **Denny Thorley, Gary Philips, Juan Creixell, and Kevin Coyne**. The Members present are listed below, Eric Ringel and Michael George of Frias Properties of Aspen Snowmass (FPA) were present. Also, Debroah Price (PM). All attended the meeting by Teams.

HOA members – attendees

Schumacher	13	Rinker	15/25
Coyne	21	Philips	22/23
Juan Creixell	32	Thorley	33
Gage	50		

II. Notice of Meeting

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

III. New Business

a. Renewal of Frias Contract (15 minutes)

i. The Board discussed the renewal of the Frias contract, which expired on May 31. Only a few minor changes from the previous contract. There was back-and-forth regarding the agreement's auto-renewal, noting that it does include language allowing termination at any point with a six-month notice. Additionally, the other change was in regard to the management company overseeing direct HOA labor, identifying it as a potential conflict of interest.

ii. Mr. Thorley makes a motion to sign Frias Management Contract Renewal, Mr. Coyne seconded. Motion Passes 4-0

IV. Old Business

a. Mod Agreement (20 Minutes)

i. Discuss the current state of document

1. The Board reviewed the modification draft prepared by Zac (FJGG). Mr. Coyne requested clarification on late fees and the ability to issue cease-and-desist notices when needed. The Board also discussed implementing vendor restrictions for unit modifications, such as requiring the use of DSI

Wiring for fire system wiring due to their familiarity with the property.
Exhibits to be completed once Zac returns from vacation

b. LCE Amendment (30 minutes)

- i. The Board discussed the LCE amendment and raised specific concerns about responsibility for costs as space or use changes. The Board ultimately decided to hold a 1–2 hour meeting with Zac to address these issues and ensure clarity before presenting it to homeowners for a vote.
- ii. Develop a plan for LCE plat map creation
 1. Board stated that they are waiting on very specific items for cost and development of the plat map. Change in architects could affect the timing on this.

V. Adjournment

Mr. Thorley made a motion to adjourn. Mr. Coyne seconded, and the motion passed. The meeting was adjourned at 4:07 pm MST.

Respectfully submitted,


Denny Thorley, Secretary