

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

June 9th, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:03 P.M. Colorado time on June 9th, 2026. The Board Members present by Zoom were **Tom Burns, Denny Thorley, Gary Phillips, Kevin Coyne, Juan Creixell, and Donald Blincoe**. The Members present are listed below Michael George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present. Also Deborah Prince (Project Manager) All attended the meeting by Teams.

HOA members – attendees

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

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 6/2/26 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. Old Business

- a. HOA/Owner Responsibility Unit 43 (30 mins)
- i. The owner of CX43 has taken the unit down to the studs in order to assess conditions behind the drywall. During this process, a small amount of black mold was identified. The primary discussion focused on HOA responsibility for work within the attic, as well as questions regarding the fireplace chase. The contractor is seeking clarification from the Board on both items. The Board stated that the CX43 architect must provide detailed design plans and specifications for fireplace chase before any determination can be made regarding scope or HOA responsibility. Mr. Thorley emphasized the need for a timely decision based on the current declaration and bylaws. The Board noted that the current scope of work was not included in the original plans. As such, the owner is presently responsible for all associated costs while the HOA finalizes updates to the modification agreement and establishes clearer guidelines. The Board also advised that the CX43 owner should maintain thorough documentation of all expenses. If future HOA rules determine that certain items fall under HOA responsibility, the owner may submit documentation for potential reimbursement consideration.

IV. New Business

- a. Active permit support to respond to TOSV (15 mins)
 - i. Dustin's final date is June 26. The primary concern discussed was whether any questions or comments may arise from the Town of Snowmass Village (TOSV) regarding the current draw submissions provided by Peak. The Board expressed concern about the possibility that Dustin may not be available to respond to TOSV inquiries after his departure. It was noted that, if necessary, Dustin could potentially be engaged on an hourly basis or may be willing to assist to maintain his professional relationship and reputation with the Town. At this time, the Board has decided to hold off on engaging an attorney and will wait to see if any questions or issues arise, as it is possible that no further action will be required.
- b. RFI questions from Rudd (10 mins)
 - i. The Board reviewed RFI items from Rudd Construction, including:
 1. Garage lighting selections (currently three options under consideration)
 2. Mechanical room lighting
 3. Temporary roof solution over the mechanical room for winter
 4. Gym improvements, including floor leveling, flooring replacement, and other updates
 5. Hallway finishes, with focus on ceiling paint approach and color selection (Liz (interior Designer) may be engaged to provide paint specifications)
- c. Architect search update: Deborah (15 mins)
 - i. Five firms have been contacted, all of whom have expressed interest in the project. Questionnaires have been distributed and are due back on June 19. Further action will be taken upon receipt and review of the responses.

V. Adjournment

Mr. Burns made a motion to adjourn. Mr. Creixell seconded, and the motion passed. The meeting was adjourned at 4:24 pm MST.

Respectfully submitted,



Denny Thorley, Secretary