

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

January 6<sup>th</sup>, 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:05 P.M. Colorado time on January 6<sup>th</sup> 2026. 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	Philips	22/23
Lux	26	Burns	27
Bustamente	30	Cole	31
Creixell	32	Thorley	33
Urban	35	Hastings	36/37
Powers	45	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 12/19/25 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 16 2025 Board meeting and to approve them as drafted. Mr. Thorley seconded, and the motion passed.

I. Old Business

- a. Ownership usage and allocation of space – Mr. Blincoe
- b. Review of Repository of historical documentation and to make available to the ownership – Discussion - Mr. Blincoe

II. New Business

- a. Discussion of maintenance and repair responsibilities between unit owners and the (HOA), based on governing documents, board minutes, and established practices. It clarifies ownership and upkeep duties for various building components, emphasizing the

- “air space” principle that separates owner and HOA responsibilities. Will take to attorney and vote in upcoming meeting – No Vote Taken
- b. Discussion to move forward with BaseCamp budget of \$12,290.40 for Plumbing Review and \$15,595.00 for Parking Structure Assessment – No Vote Taken

III. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Burns Second, and the motion passed. The meeting was adjourned at 5:23pm MST.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ray Rinker", is written over a horizontal line.

Ray Rinker, Secretary