

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

January 20th, 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:01 P.M. Colorado time on January 20th 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, Dustin Anderson 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
Burns	27	Bustamente	30
Cole	31	Creixell	32
Thorley	33	Freund	34
Urban	35	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 1/12/26 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 1 6 2026 Board meeting and to approve them as drafted. Mr. Thorley seconded, and the motion passed.

I. Old Business

- a. Lobby fresh air update – Mr. Anderson (Architect) – 60 minutes
- b. Construction Update – Mrs. Prince (Owner Rep) – 30 Minutes
- c. Discussion of In–House vs GC – Mr. Blincoe

II. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Geletka Second, and the motion passed. The meeting was adjourned at 5:00 pm MST.

Respectfully submitted,

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

Ray Rinker, Secretary