

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

January 27th, 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on January 27, 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	Coyne	21
Philips	22/23	Burns	27
Cole	31	Creixell	32
Thorley	33	Urban	35
Hastings	36/37	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 1/21/26 and Mr. Blincoe, Mr. Geletka, Mr. Urban, Mr. Thorley, Mr. Burns, Mr Rinker, 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 20 2026 Board meeting and to approve them as drafted. Mr. Burns seconded, and the motion passed.

I. Old Business

- a. HOA Responsibility Matrix Mr. Blincoe made a motion to use the HOA responsibility matrix Mr. Burns Second. Vote 7-0 Yes.
- b. Discussion of in-house labor team Mr. Blincoe made a motion to discontinue our in-house labor team Mr. Thorley Second. Vote 5-2 Pass Yes: Mr Rodriguez, Mr. Burns, Mr. Thorley, Mr. Urban, Mr. Blincoe. No: Mr. Rinker, Mr. Geletka.
- c. Vote on Basecamp plumbing inspection and garage ceiling. Mr. Blincoe made a motion to use Basecamp for plumbing inspection Mr. Geletka Second. Vote 6-1 Yes: Mr. Rodriguez, Mr. Burns, Mr. Thorley, Mr. Urban. Mr. Blincoe No: Mr. Rinker.

Mr. Blincoe made a motion to inspect garage ceiling via basecamp Mr. Thorley Second. Vote 7-0 Yes

II. New Business

a. Mr. Blincoe to create Modification Committee for Mr. Rinker, Mr. Thorley, and Mr. Magdiel

b. LCE Conversation – Attorneys Motion Language

- i. Option 1) Declaration Compliance by Decoupling Financial Responsibility for and Ownership of LCEs
- ii. Option 2) Expanding Unit Legal Description to Include Unit-Adjacent LCEs

1. Option 1: I move that the Board direct Association counsel, working with the Property Manager, to prepare draft materials and analysis regarding complying with the Declaration requirement that all LCEs be identified on the Condo Map by (i) shifting financial responsibility for the limited common elements to the benefiting owners, and (ii) eliminating any LCE quasi-assessments, all without alteration of the ownership interests or assessment allocations, for the Board's review and consideration at a future properly noticed meeting, with no changes taking effect absent further Board and ownership approval.

a. Mr. Burns makes a motion to take option 1 to the ownership. Mr. Blincoe seconds. Vote 4-2 Yes: Mr. Rodriguez, Mr. Burns, Mr. Thorley, Mr. Blincoe, No: Mr. Rinker, Mr. Geletka

2. Option 2: I move that the Board direct Association counsel, working with the Property Manager, to prepare draft materials and analysis regarding the potential expansion of certain Unit legal descriptions to include certain Unit-adjacent limited common elements, and the related implications for ownership interests and assessment allocation, for the Board's review and consideration at a future properly noticed meeting, with no changes taking effect absent further Board and, if required, ownership approval.

a. Board voted on Option One, See Above

III. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley Second, and the motion passed. The meeting was adjourned at 5:25pm MST.

Respectfully submitted,



Ray Rinker, Secretary