

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

February 10 , 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on February 10, 2026. The Board Members present by Zoom were **Denny Thorley, Ray Rinker, Donald Blincoe, and Magdiel Rodriguez**. 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

Schumacher	13		
Rinker	15/25	Rodriguez	17
Coyne	21	Cole	31
Creixell	32	Thorley	33
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 2/9/26 and Mr. Blincoe, Mr. Thorley, Mr. Rinker, and Mr. Rodriguez. A quorum of the Board was, therefore, established.

I. Old Business

- a. Dustin request for information and Deborah Construction Updates
- b. Project Debit Card – cancel and transfer funds back to depository, or maintain? Mr. Thorley makes motion to cancel the HOA debit card and to transfer the funds from the Debit Card Account to the MEP Depository Account. Mr. Blincoe seconded, and the motion passed. Vote 4-0 Yes.
- c. Update project payables approval process – Policy revision proposal to streamline process, as HOA winds down from its self-management of direct construction work.
  - i. Project Manager, presently Deborah Prince, codes and signs/initials invoices that materials and services were procured, as expected.
  - ii. Secretary, presently Ray Rinker, and President, presently Don Blincoe, both approve of disbursement of funds to pay for procured materials and services by signing/initialing vendor invoices or emailing approval of same.
  - iii. Project Manager collates and submits a completed & approved invoice package with lien waiver (or notation that lien form is not needed) to Frias Properties accountant, presently Jackie Goscha, for issuance of payments to vendors to align the documented policy to match how the HOA is presently operating.

Mr. Blincoe makes motion to update payable process as drafted in these minutes. Mr. Thorley seconds, and the motion passes, as Vote 4-0 Yes.

- d. Architect to update LCE grid for most accurate available sizing - Mr. Blincoe makes a motion to direct Dustin of Peak Architect to update grid for most accurate LCE available sizing. Mr. Thorley seconds. Motion passes, as 4-0 Vote Yes.
- e. CX43 Modification Agreement to be review by Basecamp (plumbing/sound transfer) for interior remodel Mr. Blincoe makes motion to have CX43 Unit modification agreement reviewed by Basecamp. Mr. Thorley Seconds. Motion passes, as 3 of 4 vote Yes. Mr. Thorley, Mr. Blincoe, and Mr. Rodriguez voted for the motion, and Mr. Rinker voted against it.
- f. Motion to use Basecamp to set HOA standards for plumbing/sound transfer. Mr. Blincoe makes motion to use Basecamp to set HOA standards for plumbing/sound transfer requirements. Mr. Thorley seconds. Motion passes, as 4-0 Yes.

II. Adjournment

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

Respectfully submitted,



Ray Rinker, Secretary