

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

February 24, 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:09 P.M. Colorado time on February 24, 2026. The Board Members present by Zoom were **Denny Thorley, Todd Geletka, Mark Urban, Ray Rinker, Tom Burns, 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

Rinker	15/25		
Rodriguez	17	Geletka	20
Coyne	21	Burns	27
Cole	31	Creixell	32
Thorley	33	Urban	35
Hastings	36/37	Smith	50
Blincoe	54		

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 2/18/26 and Mr. Blincoe, Mr. Thorley, Mr. Rinker, Mr., Geletka, Mr. Burns, Mr. Urban and Mr. Rodriguez. A quorum of the Board was, therefore, established.

III. Approval of Minutes

- a. Mr. Blincoe made a motion to waive the reading of the minutes of the 1 27 2026 and 2 10 2026 Board meeting and to approve them as drafted. Mr. Geletka seconded, and the motion passed

IV. New Business

- a. Selection and Vote on General Contractor, Mr. Rodriguez makes a motion to move forward with Rudd Construction as the HOA GC. Mr. Burns Seconds. Vote Yes. Mr. Blincoe, Mr. Thorley, Mr. Burns, Mr Geletka, Mr. Urban Mr. Rodriguez. No: Mr. Rinker Motion passes
- b. 2026-02-12 Chamonix Nine Week Construction Management Service Agreement Bid Form Discussion

V. Old Business

c. Approved correspondence to issue to realtors, buyers, sellers, unit owners.

- i. The Chamonix HOA has levied a special assessment of approximately \$1,572,000 for work in progress to install ventilation and related equipment in its lobbies, a drainage system around one of its buildings, plumbing, electrical, and ceiling and wall work in its lobbies, among other tasks, in Q1 2026. The HOA is also considering additional proposed (but not yet approved) 2026 special assessment funding of approximately \$3,686,445 for Q2–Q4 2026 for anticipated continued work on the items noted above as in progress during Q 1 2026 and other common area work to include gas lines, fire suppression system, grounds, architectural and engineering design, among other tasks. Because the scope and funding for these future projects are still under review and subject to approval, the HOA cannot provide definitive final figures or timing beyond what has already been approved. The HOA also anticipates evaluating additional capital projects over the next several years (including items such as exterior surfaces, windows, and doors). Full HOA documents and available project/assessment information will be provided through the standard disclosure process once a buyer is under contract.
- ii. Mr. Rinker makes a motion to accept the correspondence as drafted. Mr. Geletka Seconds. 6-1 Motion passes Vote Yes: Mr. Rinker, Mr. Rodriguez, Mr. Geletka, Mr. Thorley, Mr. Urban, Mr. Blincoe No: Mr. Burns

d. Mr. Rinker \$36,378.47 reimbursement

- i. Mr. Blincoe makes motion to move discussion of Mr. Rinker's \$36,378.47 reimbursement approval to executive session. Mr. Thorley Seconds. Vote, Motion pass 7-0

VI. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 5:17 pm MST.

Respectfully submitted,



Ray Rinker, Secretary