

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

March 17, 2026

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:30 P.M. Colorado time on March 17th, 2026. The Board Members present by Zoom were **Denny Thorley, Gary Phillips, Kevin Coyne, Juan Creixell, Tom Burns, Magdiel Rodriguez and Donald Blincoe**. The Members present are listed below. Non-members 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
Coyne	21	Phillips	22/23
Burns	27	Creixell	32
Thorley	33	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 3/15/26 and Mr. Blincoe, Mr. Thorley, Mr. Rodriguez, Mr. Coyne, Mr. Phillips, Mr. Burns, and Mr. Creixell. 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 3 10 2026 and to approve them as drafted. Mr. Creixell seconded, and the motion passed

IV. Election of Officers

- a. Mr. Coyne made a motion to elect Mr. Burns as the Chamonix HOA President, Mr. Blincoe Seconds. Motion passed 7-0
- b. Mr. Burns made a motion to elect Mr. Thorley as the Chamonix HOA Secretary, Mr. Blincoe Seconds. Motion passed 7-0
- c. Mr. Burns made a motion to elect Mr. Rodriguez as the Chamonix HOA Treasury, Mr. Blincoe Seconds. Motion passed 7-0

V. Unfinished Business

- a. **Accept or Decline Zac's Governance Offer (60k, 4 months)**
 - i. Mr. Thorley Makes a motion to negotiate with Zac to move forward with updating Chamonix governance policies, Mr. Creixell Seconds. Motion passed 7-0
 1. Mr. Creixell and Mr. Rodriguez to help

b. Payment Approval Authority

- i. Owner Rep \$15k
- ii. Treasurer \$30k
- iii. President \$50k
- iv. Board > \$50k

1. Mr. Burns makes motion to approve payment authority as drafted above, Mr. Thorley Seconds. Motion passes 7-0

c. Discussion to Close Chamonix Rentals Until Thanksgiving or Dec 10, 2026

- i. Mr. Thorley makes a motion to close the Chamonix buildings to rentals until December 10th and engage counsel for legal review of motion, Mr. Creixell seconds. Motion passed 7-0

d. CX20 Mod Agreement

- i. The board discussed concerns about an owners' modification agreement, particularly regarding the exclusion from paragraphs 5 and 6 of the agreement. The group identified issues with noise and dust impact on neighboring units during demolition work, particularly affecting CX30 unit between March 31 and April 10. The board agreed they needed an updated modification agreement with corrected plans and scope, as the current agreement contained errors including a wrong signature date.

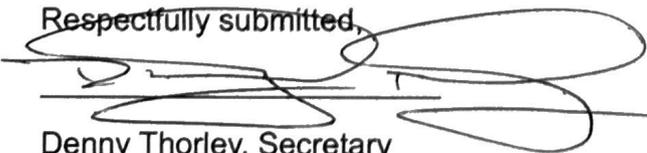
e. Ceiling Assembly Standard for Owner Reimbursement

- i. The board discussed ongoing issues with sound transfer between units and plumbing problems. Mr. Rodriguez reported that while some sound mitigation efforts helped, significant noise from footsteps and water usage still exists. The group addressed concerns about proper procedures for ceiling assemblies and plumbing work, with Mr. Thorley noting the board has never voted on specific ceiling assemblies. Mr. George mentioned that multiple owners (40, 35, and 43) are planning renovation work, including bathroom renovations and ceiling improvements, raising questions about whether the HOA should continue advocating for joint ventures on plumbing and ceiling changes given the property's age.

VI. Adjournment

Mr. Thorley made a motion to adjourn. Mr. Blincoe seconded, and the motion passed. The meeting was adjourned at 5:31 pm MST.

Respectfully submitted,


Denny Thorley, Secretary

3/14/2026