

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

March 18, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on March 18th, 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	Thorley	33
Urban	35	Hastings	36/37
Powers	45	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 A quorum of the Board was, therefore, established.

III. New Business

- a. Recap of today's walkaround with Rudd and key subcontractors
 - i. Main discussion focused on a recent site visit where RUD hosted subcontractors to review 2026 activities, including boiler room improvements, pool and spa equipment updates, and electrical system assessments across different buildings.
- b. Cubed quotation for dry fire suppression system
 - i. The team discussed updates to fire system upgrades, confirmed that the HOA committed to completing the work by July 1st for the fire marshal, with 2-3 months needed for design and material acquisition. The discussion centered around replacement of dry system, which excludes car charging stations and nitrogen systems.
 1. Mr. Burns makes the motion to move forward with Kubed option 1 replacement, Mr. Blincoe Seconded and the motion passed 7-0.

- c. Gas Line discussion (permanent solution not likely in '26) and communication to ownership re: fireplace installations.
 - i. Gas line installations for fireplaces: Mr. Rinker explained that gas riser installations could be scheduled immediately with Black Hills Energy, though plans are currently at Dustin Anderson's office. The board agreed to discuss gas installation options further with Rudd and Peak Architecture.
 - ii. Response to CX-40 request for information

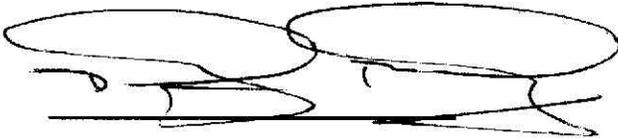
- d. Discuss CX35 request for ceiling repair, noise mitigation and the bigger issue of what HOA plans to do regarding horizontal re-piping (no policy has been approved by the board, and we have the recent report from Base Camp that provides new information to be considered).

- e. Executive session: potential litigation

IV. Adjournment

Mr. Burns made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 5:00 pm MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Denny Thorley', written over a horizontal line.

Denny Thorley, Secretary