

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

March 24, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:03 P.M. Colorado time on March 24th, 2026. The Board Members present by Microsoft Teams were **Denny Thorley, Gary Phillips, Kevin Coyne, Juan Creixell, Tom Burns, and Donald Blincoe**. The Members present are listed below. Non-members Deborah Prince (Project Manager), plus Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) were present. All attended the meeting by Teams.

HOA members – attendees

Rinker	15/25	Geletka	20
Coyne	21	Phillips	22/23
Burns	27	Bustamente	30
Creixell	32	Thorley	33
Blincoe	54		

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 3/12/26 and Mr. Blincoe, Mr. Thorley, Mr. Coyne, Mr. Phillips, Mr. Burns, and Mr. Creixell. A quorum of the Board was, therefore, established.

III. New Business

- a. CX20 Modification agreement Q+A(35 mins)
- b. The Board notes that the HOA collection policy was approved unanimously by all seven Board members as an action taken without a meeting. Updating this policy is a statutory requirement and is necessary to preserve certain collection rights of the HOA related to assessments and other receivables owed by members.
- c. Construction update: Deborah (30 mins)
 - i. We are maintaining a strong focus on MEP and core infrastructure first, including plumbing, electrical, and ventilation systems. Our work is centered on gathering as-built documentation, confirming system layouts, and addressing known issues such as overheating and valve accessibility. The goal is to resolve these systems properly now, rather than covering issues and revisiting them later. Rudd Construction is engaged and is beginning to help organize the project into a clear budget and defined scope. They will also assist with project phasing and coordination with the building department, which should provide greater clarity around both costs and sequencing.
- d. Cash flow on construction project; 2026 through May projection: Mike George (5 mins)
- e. 2026 Pivot: addressing current needs: (Tom 15 mins)
 - i. Replace spa heater/pump as needed and refinish spa surfaces.

- ii. Upgrade C Building lobbies 1 and 2 with new flooring, paint, and removal of damaged furniture/art
- iii. Expand ski locker room into Building A garage-level lobby
- f. Owner Survey/Communication: Tom (5 mins)

- g. Executive session: Board (10 mins)

IV. Adjournment

Mr. Burns made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 4:57pm MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Denny Thorley", written over a horizontal line. The signature is somewhat stylized and includes a large, loopy flourish at the end.

Denny Thorley, Secretary