

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

March 31, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:04 P.M. Colorado time on March 31st, 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 Dustin Anderson (Peak Architecture) 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	Rodriguez	17
Coyne	21	Phillips	22/23
Burns	27	Creixell	32
Thorley	33	Gage	50
Blincoe	54		

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 3/24/26 and Mr. Blincoe, Mr. Thorley, Mr. Coyne, Mr. Phillips, Mr. Burns, Mr. Rodriguez and Mr. Creixell. A quorum of the Board was, therefore, established.

III. Approval of Minutes

- a. Mr. Burns made a motion to waive the reading of the minutes of the 3/17, 3/18 and 3/24 and to approve them as drafted. Mr. Creixell seconded, and the motion passed 7-0

IV. Old Business

- a. Governance update proposal: Mr. Thorley (15 mins)
 - i. Discussion focused on completing the final steps of the modification agreement update, finalizing the amendment related to the fireplaces, and determining the most effective approach for addressing CCIOA versus the current declarations. Mr. Rodriguez and Mr. Thorley will continue to evaluate and discuss the pros and cons of CCIOA before bringing them to Zac (HOA Attorney).
- b. Peak Architects concern with garage fire suppression: Mr. Anderson (Peak) (30 mins)
 - i. Dustin Anderson of Peak Architects joined the meeting to summarize the design of the dry fire suppression system and to answer questions regarding its implementation, including the pros and cons of not adding the additional nitrogen

system attachment. Following the discussion, the board agreed to maintain its prior vote to defer the nitrogen gas implementation given the estimated life of 20+ years (and 40 years with current system) and the ability to add the nitrogen gas upgrade at any time in the future should there be a concern with pipe degradation. The addition of nitrogen in the future would halt any further degradation from occurring per our fire suppression experts.

V. New Business

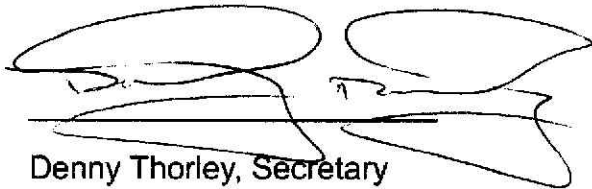
a. Owner survey, Mr. Burns (10 mins)

- i. A brief discussion was held regarding the language and presentation of the survey questions to be distributed to owners on April 1st, making sure to include photographs and explanations of key definitions in the cover letter email to owners.

VI. Adjournment

Mr. Burns made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 4:12 pm MST.

Respectfully submitted,



Denny Thorley, Secretary