

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

April 14th, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:03 P.M. Colorado time on April 14th, 2026. The Board Members present by Zoom were **Denny Thorley, Gary Phillips, Kevin Coyne, Juan Creixell, Tom Burns, Donald Blincoe and Magdiel Rodriguez**. The Members present are listed below Mike George and Eric Ringel of Frias Properties of Aspen and Snowmass (FPA) And Deborah Prince (Owner Rep) were present. All attended the meeting by Teams.

HOA members – attendees

Rinker	15/25		
Rodriguez	17	Coyne	21
Phillips	22/23	Burns	27
Bustamente	30	Creixell	32
Thorley	33	Brag	41

II. Notice of Meeting

- a. Mr. Ringel noted that all Board Members were notified of the meeting via email 4/7/26 and Mr. Thorley, Mr. Coyne, Mr. Phillips, Mr. Burns, Mr. Rodriguez, Mr. Blincoe 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 4/7/26 meeting and to approve them as drafted. Mr. Creixell seconded, and the motion passed 7-0

IV. Old Business

- a. Update from OAC (Owners/Architect/Contractor) meeting held on 4/9: Deborah (15 mins)
 - i. Deborah provided an update from the OAC (Owner/Architect/Contractor) meeting held on 4/9. She reported that the team is working well together and moving in the right direction. Everyone is currently preparing for the Town of Snowmass meeting scheduled for April 16, which will be led by Rudd. Both Building Officials and the Fire Marshal will be in attendance, and the purpose of the meeting is to outline requirements and next steps moving forward.

The group continues to evaluate HVAC versus ERV options. Utilities, including gas, water, and electric, remain on the critical path for progress. The next OAC meeting is scheduled for 4/23. The team is optimistic that preliminary ballpark cost estimates will be available soon, as all parties are working diligently.

There was also discussion regarding the pool deck. The team is currently awaiting architectural sign-off on the approximately \$28,000 bid for the pool deck and the \$14,000 bid for the mechanical room lid.

- b. Legal project update/prioritization with status and timelines: Denny/Tom (20 mins)
 - i. Mr. Thorley had a phone conversation with Zac, the HOA attorney, regarding the current Chamonix to-do list and the resources that FJGG Law Firm could allocate to these efforts. Zac is currently working on the top priority items, which include the Limited Common Element (LCE) assignments and an updated plat map needed for an ownership vote.

He also provided an overview of the modification agreement, noting that the primary remaining area requiring guidance relates to STC (Sound Transmission Class). This may involve obtaining third-party data through Basecamp to establish a baseline.

Lastly, the Board considered Zac's governance proposal, \$60,000 over five months, to rewrite and clarify the Declaration and Bylaws to better align existing documents with CCIOA standards. Mr. Thorley made the motion to move forward with Zac's (FJGG) governance proposal, Mr. Coyne seconded it, and the motion passed unanimously, 7-0.

V. New Business

a. Construction planning discussion: Tom (20 mins)

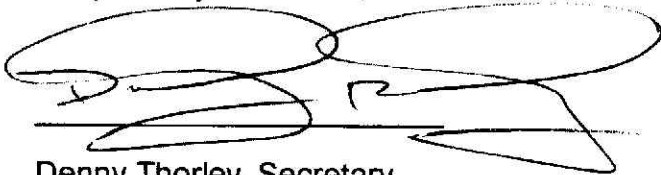
- i. Unit remodels during HOA project, possible moratorium
 - 1. Mr. Burns raised a discussion regarding owners remodeling their units while the larger HOA project is underway, noting that a temporary moratorium could be considered if necessary. He also mentioned the possibility of Rudd handling some of the smaller projects associated with unit-level work.
- ii. Continual work during ski season, rental shutdowns
 - 1. A brief discussion was had about beginning to consider potential future closures, which could include the possibility of a building being closed for a ski season. While nothing has been decided, Mr. Burns wanted the Board to begin thinking proactively about these scenarios.

b. Executive session: Board (15 mins)

VI. Adjournment

Mr. Burns made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 4:13 pm MST.

Respectfully submitted,

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

Denny Thorley, Secretary