

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)

BOARD OF MANAGERS MEETING MINUTES

April 21st, 2026

I. Call to Order

Tom Burns, President of the Board, called the meeting to order at 3:02 P.M. Colorado time on April 21st, 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) were present. All attended the meeting by Teams.

HOA members – attendees

Schumacher	13	Rinker	15/25
Rodriguez	17	Coyne	21
Phillips	22/23	Burns	27
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 4/14/26 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. Old Business

- a. Discussion of Modification Agreement issues/status: Denny (15 mins)

- i. Mr. Thorley stated that Zac from FJGG sent a response a few minutes prior to the meeting; however, there was no update on the modification agreement at that time. Mr. Thorley also noted that the fireplace amendment has been completed and recorded. The discussion then shifted to finalizing the plat map and LCE assessment. At this stage, the architect is still needed to create a clear, easy-to-read data table, and the attorney will need to prepare the materials to be presented to the ownership for a vote.

- b. Vote on Unit 17 settlement: Tom (15 mins)

- i. Mr. Burns stated that he was not yet prepared to bring the CX17 reimbursement to a board vote. He raised several questions regarding the reimbursement. First, he wanted clarification on whether the electrical work was required to be brought

up to code due to renovations completed by the prior owner. Second, he had questions concerning the fireplace and what portions of the work the HOA should reimburse. Mr. Rodriguez stated that he is comfortable with however the Board ultimately defines the reimbursement (ie. Gas Line, Drywall, Framing, Ventilation) but noted that this decision will set a precedent for how future fireplace replacements by other owners will be handled.

c. Discussion on pool decking epoxy coating: Tom (15 mins)

- i. A brief discussion was held regarding the pool deck bid of roughly \$28,000, and photos were circulated showing other completed projects by the vendor, Modern Finishes. It was noted that this work is considered maintenance and will serve only as a temporary fix until the pool and hot tub designs are completed.

IV. New Business

a. Proposal for New Owner Rep Phil Vaughn

- i. Mr. Thorley discussed that the Board has been in communication with Phil Vaughn who is based out of Rifle, who has an excellent resume, 35 years of experience, and strong working relationships with the current general contractor. He believes that bringing Phil on board could reduce the amount of billable time from Deborah, the current Project Manager, and Rudd, the general contractor. The Board expressed strong support for this approach and plans to prepare a contract for a formal vote.

V. Adjournment

Mr. Burns made a motion to adjourn. Mr. Creixell seconded, and the motion passed. The meeting was adjourned at 4:07 pm MST.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Denny Thorley', is written over a horizontal line. The signature is stylized and somewhat cursive.

Denny Thorley, Secretary