

CHAMONIX-AT-WOODRUN CONDOMINIUM ASSOCIATION (HOA)
SPECIAL MEMBERS MEETING MINUTES

April 29, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on April 29, 2025. The Board Members present by Zoom were **Denny Thorley, , Ray Rinker, Magdiel Rodriguez, Donald Blincoe, Tom Burns, and Mark Urban**. 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 - potential

Rinker	15/25	Rodriguez	17
Geletka	20	Proxy to Rinker	
Coyne	21	Phillips	22/23
Burns	27	Cole	31
Creixell	32	Thorley	33
Freund	34	Urban	35
Hastings	36	Hastings	37
Brag	41	Smith	50
Blincoe	54		

II. Notice of Meeting

Mr. Ringel noted that all Members were notified of the meeting via email on 4/18/2025, and all were in attendance.

A role call of the attendees verified that a quorum of the membership was, therefore, established.

III. Approval of Minutes

Minutes of the 03 18 2025 Special Meeting of the Members have yet to be prepared. Review and disposal of those minutes is therefore deferred until the next Members meeting.

IV. Old Business

None.

V. New Business

Member Vote on Proposed Improvements for the 2025 Construction Project

- Sound/Fireproofing for improved UL Assembly – Estimated Cost: \$60,000
- Gas Line Infrastructure for Future Unit Connectivity – Estimated Cost: \$100,000
- Architecture Planning – Estimated Cost: \$25,000
- Ski Locker Improvements – Discussion of Rationale: Estimated Cost: \$75,000

Mr. Thorley made a motion to approve of all four items in the aggregate amount of \$260,000. Mr. Blincoe seconded, and the motion passed unanimously.

Informal Vote: Potential Governing Document Change Regarding Special Assessments

Mr. Blincoe advised the membership that he would like to take an informal vote to gauge homeowner interest in exploring changes to how special assessments are handled within the bylaws. Some HOA members have requested a change in the governing documents of how special assessments are authorized.

That request is as follows:

"Homeowners shall have the right to vote on any special assessment when any and all special assessments exceed \$500,000 in a calendar year. A vote of a majority of homeowners is necessary for approval of said special assessment."

Mr. Smith made a motion to conduct this informal vote. Mr. Thorley seconded.

The results of the informal vote were to proceed with exploring changes as to how approvals of special assessments will be conducted in the future.

Mr. Creixell made a motion to add the prior three items that were discussed at the March 18, 2025, meeting to the agenda of today's meeting. Mr. Smith seconded. The motion did not pass.

VI. Adjournment

Mr. Rinker made a motion to adjourn. Mr. Thorley seconded, and the motion passed. The meeting was adjourned at 6:08 pm MST.

Respectfully submitted,


Ray Rinker, Secretary