

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

May 27, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 4:00 P.M. Colorado time on May 27, 2025. The Board Members present by Zoom were **Denny Thorley, Donald Blincoe, Ray Rinker, Mark Urban, Magdiel Rodriguez, and Tom Burns**. The Members present are listed below. Non-members Eric Ringel and Michael George of Frias Properties of Aspen and Snowmass (FPA) were present. All attended the meeting by Zoom.

HOA members – attendees

Rinker	15/25
Rodriguez	17
Coyne	21
Philips	22/23
Burns	27
Cole	31
Creixell	32
Thorley	33
Urban	35
Blincoe	54

II. Notice of Meeting

Mr. Ringel noted that all Board Members were notified of the meeting via email 5/1 and Mr. Geletka was not in attendance. A quorum of the Board was, therefore, established.

III. Old Business

- a. Special Assessments or reserve fund expenditure for maintenance or improvements exceeding \$500,000 (combined) in one fiscal year requires approval of the majority (51%) of Chamonix homeowners
 - i. Mr. Blincoe made a motion to send to the attorney. Mr. Burns
Seconded, the motion carried. Yes Vote: Mr. Rodriguez, Mr. Urban,
Mr. Thorley, Mr. Blincoe, Mr. Burns, Mr. Rinker.
- b. Best practice discussion regarding disclosure of SA budget estimates, work scope etc. will be presented to owners 30 Days prior to necessary ownership vote.
 - i. Quarterly budget variance reports on all projects will be presented to the owners within 30 days of the close of prior quarter.
- c. Discussion regarding homeowner approval for work being done inside a homeowner's units.

- d. Conflict of interest discussion: If current conflict of interest policy for HOA governance in the state of Colorado is not sufficient a new policy will be drafted and presented to the owners for consideration
- e. Moving forward all board votes will be recorded as a roll call vote with details provided in the meeting minutes.

IV. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Urban and the motion passed. The meeting was adjourned at 6:12 pm MST.

Respectfully submitted,

Ray Rinker, Secretary