

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

October 14, 2025

I. Call to Order

Don Blincoe, President of the Board, called the meeting to order at 3:00 P.M. Colorado time on October 14, 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 |
| Gelekta – By Proxy | 20 | Coyne | 21 |
| Philips – By Proxy | 22/23 | Lux | 26 |
| Burns | 27 | Cole – By Proxy | 31 |
| Creixell | 32 | Thorley | 33 |
| Urban | 35 | Hastings | 36/37 |
| Fisher- By Proxy | 40 | Brag | 41 |
| Powers | 45 | Smith | 50 |
| Blincoe | 54 | | |

II. Notice of Meeting

Mr. Ringel noted that all Members were notified of the meeting via email 10/3. A quorum of 50% of undivided ownership needed for meeting, 73% owners in attendance therefore a quorum was established.

III. New Business

Purpose of Meeting:

To consider and vote upon a proposed amendment to the Association’s Condominium Declaration (the “Declaration”) regarding fireplaces and chimney systems. The Board of Managers (the “Board”) has determined that it is in the best interest of the Association to decommission all existing wood-burning fireplaces and install gas utility infrastructure within community chimney shafts. The Board recommends the enclosed proposed amendment that would:

1. Permanently decommission wood-burning fireplaces within the community,
2. Authorize each owner, upon Board or owner approval, to

install a gas fireplace appliance and venting in their Unit, and

3. Classify any existing or future gas fireplace appliance and venting as Limited Common Elements, appurtenant to and maintained at the expense of the benefitted Unit owner.

Additionally, the proposal would increase the annual cap on the Board's ability to add, alter, or approve the common elements from \$5,000 to \$20,000 to better reflect current economic realities.

Quorum and Voting Requirements:

- Quorum: More than 50% of the undivided ownership of the General Common Elements represented in person or by proxy.
- Approval: Ownership of at least 67% of the allocated interest in the General Common Elements must vote in favor for the amendment to be adopted. Despite the Declaration's 75% requirement, C.R.S. § 38-33.3-217 mandates a 67% ceiling for a vote of this nature

Mr. Blincoe makes a motion to approve of a declaration amendment to

1. Permanently decommission wood-burning fireplaces within the community,
2. Authorize each owner, upon Board or owner approval, to install a gas fireplace appliance and venting in their Unit, and
3. Classify any existing or future gas fireplace appliance and venting as Limited Common Elements, appurtenant to and maintained at the expense of the benefitted Unit owner.
4. Increase the annual cap on the Board's ability to add, alter, or approve the common elements from \$5,000 to \$20,000 to better reflect current economic realities.

Mr. Rinker Seconds. And roll call vote to be taken

| | | | |
|------------------------|-------|-----------------------|-------|
| Rinker - Yes | 15/25 | Rodriguez - Yes | 17 |
| Gelekta – By Proxy Yes | 20 | Coyne- Yes | 21 |
| Philips – By Proxy Yes | 22/23 | Lux - Yes | 26 |
| Burns - Yes | 27 | Cole – By Proxy - Yes | 31 |
| Creixell - Yes | 32 | Thorley - Yes | 33 |
| Urban - Yes | 35 | Hastings - Yes | 36/37 |
| Fisher- By Proxy- Yes | 40 | Brag - Yes | 41 |
| Powers - Yes | 45 | Smith - Abstain | 50 |

Blincoe - Yes

54

The ownership votes totaled 70.18%, exceeding the 67% threshold required for approval. The Declaration motion passes.

IV. Adjournment

Mr. Blincoe made a motion to adjourn. Mr. Thorley Seconded, and the motion passed. The meeting was adjourned at 3:49 pm MST.

Respectfully submitted,

Ray Rinker, Secretary