

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**June 29<sup>TH</sup>, 2023 ~ 12 p.m. MT**

**Call to Order**

J. Sloss called the meeting to order at 12:03pm MDT.

**Roll Call/Establish Quorum**

In attendance-

Jeffrey Sloss  
Dustin Charapata  
Wanda Kimbrell

A quorum was established with all board members in attendance.

Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc (CBL).

**Officer Election**

The board agreed to keep the same slate of officers for another year.

**Reading/Approval Prior Meeting Minutes**

-May 24, 2023

D. Charapata made the following-

Motion:	Waive the reading of the May 24 <sup>th</sup> , 2023 meeting minutes and approve as presented.
2 <sup>nd</sup> :	J. Sloss
Discussion:	None.
Vote:	Passed unanimously.

**Reports**

-Financial Report Q&A

**Old Business**

-Lockers

The board discussed the demand for the lockers and the optimal layout and combination for the lockers. Matthew Hart presented 3 different layouts for the board to consider. Board agrees that 20 large and 5-7 small lockers would be the optimal number of lockers to offer to the HOA members.

D. Charapata made the following-

Motion: Approve the modified layout as presented and approve ordering of the lockers.  
2<sup>nd</sup>: W. Kimbrell  
Discussion: Board discussed which colors would look best (Jersey Blue)  
Vote: The motion passed unanimously.

W. Bearth mentioned putting the old furniture on the Gunnison/CB Marketplace (Facebook) to see if anyone would take it. Bike storage is to be kept to the bike racks or on unit decks. Board also discussed looking into renting out the closets not being used on the 4<sup>th</sup> and 5<sup>th</sup> floor (south side closets as well). Matt agreed to take inventory of the closets and measure cu/ft for pricing. Matt will meet with D. Charapata at 10am July 3<sup>rd</sup>, 2023 to review all closets and get an idea of possible rentable space.

#### -Complete Declaration Amendment Consideration

##### *Competitive Quotes*

The board discussed any possible additional amendments to the Declarations, and whether or not a complete rewrite would be a better move as the Declarations were originally written in 1980. D. Charapata commented that piecemeal would be a better route to go than a rewrite. Especially if they are going to reconsider the sale of the conference room space. Altitude law would be cheaper than Mike O'Loughlin, but the board agreed that there are more pressing cash issues.

D. Charapata made the following-

Motion: Postpone declaration amendments and restatement until a more opportune time presents itself.  
2<sup>nd</sup>: J. Sloss  
Discussion: None.  
Vote: The motion passed unanimously.

#### -Soil Sample taken by CMT.

Matt hasn't received a report from CMT regarding the soil testing. Matt will reach out to Randy Sackett with SCJ to see if the stairs need to be added to the concrete wall project or be considered when the parking lot is repaved. Board discussed pros and cons of grip struts over concrete but agreed to wait for Randy's opinion.

#### **New Business**

##### -Rules/Regulations Amendment: Fines

J. Sloss mentioned the adoption of the responsible governance policies and any possible conflicts between the rules and regulations and the new governance policies. The board discussed the appropriateness of the language surrounding dogs and agreed the language is as accurate as it can be concerning limiting the liability of the HOA.

#### **Executive Session**

J. Sloss made the following-

Motion: End the current BOD meeting session and enter executive session at 1:04pm.  
2<sup>nd</sup>: W. Kimbrell  
Discussion: None.  
Vote: The motion passed unanimously.

J. Sloss made the following-

Motion: End executive session at 1:22pm.  
2<sup>nd</sup>: W. Kimbrell  
Discussion: None  
Vote: The motion passed unanimously.

-Owner Accounts in Arrears

D. Charapata made the following-

Motion: Turn over account WC303 to the HOA's attorney for collection.  
2<sup>nd</sup>: J. Sloss  
Discussion: None.  
Vote: The motion passed unanimously.

**Establish Date of Next Meeting**

The next board meeting will be held on Sept. 27<sup>th</sup> at 12:00pm.

**Adjournment**

The meeting was adjourned at 1:32pm MDT.