

**Wood Creek Condominiums Owners' Association
Special Meeting Minutes
Saturday, April 10, 2021 – 9AM MDT
Conference Call**

Call to Order

J Sloss called the meeting to order at 9:03am.

Roll Call/Establish Quorum

In attendance –

Owner	% Ownership	Call in	Proxy
WC101 - Hormuth & Robson	4.10%	Y	
WC102 - Coates	2.90%	Y	
WC201 - Kimbrell & Trusheim	4.10%	Y	
WC203 - Julie & Lance King	2.90%	Y	
WC204 - Marston and Fitzpatrick	2.85%	Y	
WC205 - Casey	2.85%	Y	
WC207 - Schmidt & Bredsdorff	4.10%	Y	
WC301 - Stelzer	4.15%	Y	
WC304 - Barbara Amstutz	2.90%	Y	
WC306 - Moore	2.15%		to Jeff Sloss
WC307 - Sloss	4.10%	Y	
WC401 - Samuel & Julia Thompson	4.20%	Y	
WC403 - Charapata	5.40%	Y	
WC404 - Karen Lauren Kristen, LLC	2.95%	Y	
WC406 - Pharamond	2.20%	Y	
WC407 - Pharamond	4.15%	Y	
WC504 - Lucas & Brooke Brown	5.40%		To Dustin Charapata
WC506 - Lypps	2.25%	Y	
WC507 - Sprowell	4.20%	Y	

A quorum was established with 67.85% of the ownership in attendance or represented by proxy.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

Proof of Notice

Notice was mailed and emailed to all owners on March 30th, 2021.

Agenda Topic

Flue Replacement Project and Budget

W Bearth explained the 2018 legislation regarding HOA budgets and owners' rights for vetoing approved budgets. J Sloss gave a history of the Board's process for getting the flue replacement project together.

A Pharamond made the following-

Motion: Cast a roll call vote asking members if they are in favor of replacing the flues
2nd: L King
Vote: 69.9% of the members in attendance voted in favor, 30.1% were not in favor

Fireplace Box Options

J Sloss explained that there are two options for flues for owners to choose from. One option is an 8 inch flue that will connect to the existing firebox or a 6 inch flue that will connect to a zero clearance fireplace box. If an owner does not want to do anything, they will have an 8 inch flue installed to their unit.

Homeowner Q&A

Six owners spoke up regarding their concerns for replacing the wood burning units. Their concerns included lack of energy efficiency, burning of fossil fuels, insurance premiums and safety. Four owners expressed their desire to keep wood burning fireplaces as an amenity in the association.

Upon questions regarding the special assessment, W Bearth clarified that the first half of the assessment is due May 1, 2021 and the adopted budget was not vetoed. A couple owners expressed concern about paying the assessment by May 1st, and W Bearth reminded them that the association's adopted collection policy would offer the owner a 6 month repayment plan if they went into arrears. Following concerns expressed by some members regarding communication, the Board of Directors will work with CBL on communicating project updates to the membership.

Adjournment

A Pharamond made the following –

Motion: Adjourn the meeting
2nd: J Sloss
Vote: Unanimous approval

The meeting was adjourned at 10:46am.