

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**June 27, 2026 ~ following HOA meeting**  
**Conference Call**

**Call to Order**

The meeting was called to order at 12:03pm.

**Proof of Notice**

Notice was posted to the association's website, mailed and emailed on June 10<sup>th</sup>, 2026.

**Roll Call/Establish Quorum**

In attendance-

Lauren Noon

Joe Higby

Lucas Brown

A quorum was established with all 3 Board members in attendance.

Also in attendance Sierra Bearth and Aldie Berezowskyj with Crested Butte Lodging & Property Management (CBL) and homeowner Adam Shindler.

**Election of Officers**

L Brown made the following-

Motion: J. Higby maintain position as vice president and treasurer. L. Noon to maintain position as secretary. L. Brown to take position as president.

2<sup>nd</sup>: L. Noon

Vote: Unanimous

Discussion: None

**This Year's Slate of Officers and Term Expirations:**

Lucas Brown, President 2029

Joe Higby, Vice President 2027

Lauren Noon, Secretary/Treasurer 2028

**Reading/Approval Prior Meeting Minutes**

June 10, 2026

L Noon made the following-

Motion: To waive the reading of the June 10, 2026 minutes and approve as drafted.

2<sup>nd</sup>: J. Higby

Vote: L. Brown abstained from voting.

Discussion: None.

## **Reports**

### Follow Up from HOA Meeting

The Board discussed that parking lot should not be replaced until end of life is reached. L. Brown wants to investigate including other projects to complete at the same time of parking lot replacement. S. Bearth shared that engineering work has been done with regards to the parking lot that can be shared.

The Board will schedule meeting for further review of the capital plan and determining timeline on capital projects. L. Brown will aid in getting estimated costs & need of projects.

S. Bearth shared that currently budgeted to do roof inspections very other year, with exception of this coming year which includes another inspection. The current roofer is trained to use specific products to repair the roof to keep within the warranty. The inspection company has been less than \$1,500 per year. The Board discussed moving this to annual inspections.

S. Bearth shared that sewer backups amongst the whole complex are becoming more common, partially due to age. There are a lot of T connections in the plumbing which creates environment for improper disposal to get trapped. The water supply is copper.

The Board will go through capital plan prior to next meeting.

### A/R

S. Bearth updated Board on status.

## **Old Business**

### Roof Update

S. Bearth shared that the roof warranty page is included in the materials, which states that drywall repairs are HOA responsibility.

## **New Business**

### Retaining Wall Options – South Entrance *Pending*

Board discussed this being part of a larger project.

## **Unscheduled Business**

None

## **Establish Date of Next Meeting**

The Board scheduled the next meeting August 26<sup>th</sup>, 2026 at 10am MT.

## **Adjournment**

The meeting was adjourned at 12:46 PM MT.