

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**October 7, 2014 3:30 PM (MDT)**  
**400 Gothic Rd. Mt. Crested Butte, CO 81225**

**Call to Order**

Jim Guzzi, HOA President, called the meeting to order at 3:30 p.m.

**Roll Call/Establish Quorum**

In attendance-

Jim Guzzi (by telephone)

Jo Mudd

Wanda Kimbrell (by telephone)

Also in attendance-

Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management (CBL)

**Agenda Topics**

Railings

The Board reviewed the feedback from owners regarding their preference for railing choices which included: painting and applying an insurance company approved wire mesh; removing the horizontal portions of the rails, painting and applying powder coated metal panels; or, removing and installing new rails. The owners of 26 units responded, representing over 88% of the membership. The majority of owners (over 50%) stated their preference for painting and applying a wire mesh (the Bronze choice).

J Mudd made the following-

Motion:	Accept the bids for repainting the railings and installing wire mesh, based on homeowner input
2 <sup>nd</sup> :	J Guzzi
Vote:	Unanimous approval

Digital Locks

A number of homeowners have changed their locks and are no longer keyed to the master system, so they no longer have access to the spa, conference room or laundry rooms. CBL recommended installing digital locks on those doors, a remedy that would also allow us to control unauthorized access by changing the code periodically.

J Mudd made the following-

Motion:	Purchase and install 5 digital Schlage locks-2 for the laundry doors, 1 for the conference room, 1 for the spa entrance and 1 as a backup
2 <sup>nd</sup> :	W Kimbrell
Vote:	Unanimous approval

### Bylaw Amendment

The HOA's attorney has noted that the declaration and bylaws conflict each other and there are also conflicts within the bylaws themselves. A full review has been recommended, but as a short term fix, the attorney has approved rewording of Article III, Section 1 of the bylaws to read 'Association Responsibilities. *The Board of Directors will have the responsibility of administering the project, approving the annual budget, establishing and collecting regular and special assessments and arranging for the management of the project pursuant to an agreement, containing provisions relating to the duties, obligations, removal and compensation of the management agent.*'

W Kimbrell made the following-

Motion:	Amend Article III, Section 1 of the Associations' bylaws as approved by the HOA's attorney
2 <sup>nd</sup> :	J Guzzi
Vote:	Unanimous approval

### Management Report

CBL has been in contact with Pinnacle Construction, for roof patching to aid us through the winter, as advised by Jerry Burgess with SGM at the September meeting.

CBL will follow up with SGM regarding the timeline for the full reserve study and 10 year plan.

### **Adjournment**

J Guzzi adjourned the meeting at 4:19 p.m.