

**MEETING MINUTES**  
**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS**  
**October 14, 2020**  
**Zoom and Call In**

**Call to Order**

J Sloss called the meeting to order at 12:10pm MDT.

**Roll Call/Establish Quorum**

In attendance –

Jeff Sloss

Wanda Kimbrell

A quorum was established with 2 Board members.

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

**Reading/Approval of Prior Board of Director Meeting Minutes**

September 2, 2020

J Sloss made the following-

Motion:	Waive the formal reading of the September 2, 2020 meeting minutes and approve as drafted by CBL
2 <sup>nd</sup> :	W Kimbrell
Discussion:	None
Vote:	Unanimous approval

**Reports**

Financial Report

W Bearth reported that September's financials are almost complete and will be sent to the Board soon. W Bearth reported that the association is running under budget as of August 31<sup>st</sup>, 2020.

Manager Report

W Bearth reported that the irrigation was blown out before the September snow we received. CBL will look into doing a weed and feed before it snows. The Board directed CBL to adjust the watering schedule next season to keep the grass healthy.

Line of Credit/Audit

W Bearth reported that we waiting on the audit and taxes to reapply for the line of credit.

## **Old Business**

### Fireplace Replacement

#### Gas Update

W Kimbrell reported that the gas company believes the existing gas line that services the association is large enough to accommodate all the fireplaces. The gas company recommended having one gas meter per building, the Board is not sure about that idea. The Board directed CBL to get some bids from other contractors for replacing wood burning fireplaces.

### Conference Room

#### Survey Results

W Bearth reported that 10 owners have responded to the conference room so far. Of this, 7 are in favor of selling the conference room space. The remaining 3 owners are opposed to selling the space. One owner is opposed because they do not want to lose the common bathrooms.

## **New Business**

W Kimbrell made the following –

- Motion: Direct CBL to notify the unit owner with recent window replacement that they are in violation of the Wood Creek Rules & Regulations and the new windows need to be replaced to match the existing standard. The owner will be given 10 days to report a repair plan to the Board and management company.
- 2<sup>nd</sup>: J Sloss
- Discussion: The Board noted the windows do not match the existing infrastructure. The Board reviewed communications with the owner and noted there is not written approval for the window replacement.
- Vote: Unanimous approval

### **Establish Date of Next Meeting**

The next meeting will be held on November 18<sup>th</sup>, 2020 at noon MDT.

### **Adjournment**

The meeting was adjourned at 1:33pm MDT.