

**Wood Creek Condominiums Owners' Association  
Board Of Directors Meeting Minutes  
Wednesday, April 22nd, 2026 ~ 3pm MT  
Conference Call**

**Call to Order**

J Sloss called the meeting to order at 3:04pm MT

**Proof of Notice**

Notice was posted to the association's website.

**Roll Call / Establish Quorum**

In attendance-

Jeff Sloss

Lauren Noon

Joe Higby

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

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

**Reading / Approval Prior Meeting Minutes**

September 30, 2025

J Sloss inquired about how often the association should clean the windows following the discussion in the last meeting. The Board discussed a schedule of every other year, and/or as needed. The Board asked about weeds on the lawn, CBL will work on getting it ready for the summer. J Sloss inquired if glass is required on fire extinguishers for code. S Bearth shared it has already been ordered, but CBL will investigate if it's required for the next time one breaks. CBL will follow up with ResortInternet on the cabling project where Cat6 was not run.

J Sloss made the following –

Motion: Waive the reading of the September 30, 2025 meeting minutes and approve as drafted

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

Discussion: None

Vote: Unanimous approval

**Reports**

Manager's Report

S Bearth reported that CBL has been working around the property including changing light bulbs, painting, working on the entrance sign and raking. We responded to two leaks on

property, one came from the roof and repairs are still pending. One came from a unit and has been resolved.

### Financial Report

S Bearth reported that as of February 28, 2026 the association had \$38, 966 in operating and an additional \$118,549 in capital. Fiscal year to date, the association is under budget by \$13,597 largely due to snow removal. J Sloss shared he may have a contact for savings on vendor expenses he will pass along.

### **New Business**

#### A/R Account Discussion

L Noon made the following –

Motion: Move the meeting to executive session at 4:01pm MT  
2<sup>nd</sup>: J Sloss  
Discussion: None  
Vote: Unanimous approval

J Sloss made the following -

Motion: Exit executive session at 4:37pm MT  
2<sup>nd</sup>: L Noon  
Discussion: None  
Vote: Unanimous approval

#### Rules & Regulations Amendment RE Utilities

The Board reviewed the draft of the rules and regulations amendment and ensured it would function as intended.

L Noon made the following –

Motion: Approve the rules and regulations amendment to the utilities section as drafted, but striking the verbiage “at the Board’s discretion”  
2<sup>nd</sup>: J Higby  
Discussion: None  
Vote: Unanimous approval

### **Unscheduled Business**

J Sloss shared he will not be running for re-election at the end of his term. The Board will like CBL to reach out to the membership to gauge interest in serving.

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

The next Board meeting is tentatively scheduled for Thursday, May 28, 2026 at 3pm MT.

### **Adjournment**

The meeting was adjourned at 5:05pm MT