

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS MEETING MINUTES
September 2, 2014 4:00 PM (MDT)
400 Gothic Rd. Mt. Crested Butte, CO 81225

Call to Order

Jim Guzzi, HOA President, called the meeting to order at 4:07pm.

Roll Call/Establish Quorum

In attendance by telephone-

Jim Guzzi, Board President
Jo Mudd, Vice President
Wanda Kimbrell, Secretary/Treasurer

A quorum was established with each of the 3 Board members in attendance.

Also in attendance-

Grant Benton, Crested Butte Lodging & Property Management
Jerry Burgess, SGM

Agenda Topics

Roof Engineer Report

J Burgess went over the SGM report with the Board. The Board had questions for SGM and all of us discussed the membrane and metal roof and trim:

- There are 2 layers of roof membrane now. J Burgess advises removing the layers before adding the new layer.
- SGM advised that we do not replace the roof in 2014 but instead collect bids during this winter and hire a contractor for roof replacements in 2015.
- SGM also advised the Board to have some of the cuts in the existing roof patched this fall.
- SGM will collect estimates and options (like trim work and the possibility of wrapping any stucco with metal).

J Guzzi made the following-

Motion:	To postpone the roof replacement until 2015, and allow Jerry Burgess to proceed with roof and options and drainage bids for spring of 2015.
2 nd :	W Kimbrell
Vote:	Unanimous approval

Jerry Burgess was dismissed from the meeting.

Railings

The Board discussed in length about the railing options.

Letter to Owners

The Board discussed the letter that would be sent to the owners. The Board discussed the possible assessment amount but a decision was not made at this time.

J Guzzi made the following-

Motion:	Adjourn the meeting
2 nd :	W Kimbrell
Vote:	Unanimous approval

The meeting was adjourned at 7:04 p.m.