



Wood Creek Condominiums Owners' Association  
Annual Meeting Minutes  
July 3, 2018, 9:30 AM  
400 Gothic Rd. Mt. Crested Butte, CO 81225

**Call to Order**

HOA President, Anne Pharamond, called the meeting to order at 9:30 a.m.

**Roll Call/Establish Quorum**

WC101 - Gilliam & Githens	Proxy to Anne Pharamond
WC102 - Coates	Present by telephone
WC103 - McElroy	Dan McElroy in attendance
WC108 - Hensley	Absent
WC109 - Hensley	Absent
WC201 - Kimbrell & Trusheim	Wanda Kimbrell & Jeff Trusheim in attendance
WC202 - Shepard III	Thomas & Anne Shepard in attendance
WC203 - King	Absent
WC204 - Marston and Fitzpatrick	Present by telephone
WC205 - Casey	Present by telephone
WC206 - Grote	Absent
WC207 - Anderson	Absent
WC301 - Stelzer	Christina Stelzer in attendance
WC302 - Rogers	John Rogers in attendance
WC303 - Grote	Absent
WC304 - Utz	Randy Utz in attendance
WC305 - Errol & Amanda Davis	Errol & Amanda Davis in attendance
WC306 - Moore	Proxy to Jeffrey Sloss
WC307 - Sloss	Jeffrey & Lani Sloss in attendance
WC401 - Durling, Henson, O'Farrell, Coffe	Proxy to Wanda Kimbrell
WC402 - Ford	Claudia & Gary Ford in attendance
WC403 - Charapata	Present by telephone
WC404 - Karen Lauren Kristen, LLC	Present by telephone
WC405 - Webb	Proxy to Anne Pharamond
WC406 - Pharamond	Anne Pharamond in attendance
WC407 - Pharamond	Anne Pharamond in attendance
WC504 - Harrison	Proxy to Wanda Bearth
WC505 - WFCB, LLC	Present by telephone
WC506 - Lypps	Anne Lypps in attendance
WC507 - Sprowell	Jim & Clare Sprowell in attendance

A quorum was established with 86.30% of the membership in attendance or represented by proxy.

Also in attendance-Wanda Bearth, Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management staff (CBL).

### **Proof of Notice**

A copy of the official notice was included in the meeting materials.

### **Reading/Approval of Prior Meeting Minutes**

A Pharamond made the following-

Motion: Waive formal reading and approve the meeting minutes as submitted by CBL

2<sup>nd</sup>: J Sprowell

Vote: Unanimous approval

### **Reports**

#### **Manager's Report**

Below is a list of some of the work Crested Butte Lodging & Property Management (CBL) presided over, has completed, or has started at Wood Creek in the past year:

1. New satellite TV and Wi-Fi has finally been completed in all the units. Please let CBL know if you have any issues.
2. Ice around porte-cochere. Working with engineer for parking lot.
3. CBL, with the contractor, recertified and serviced fire extinguishers and the fire suppression sprinkler system.
4. A fireplace contractor inspected and cleaned the fireplace boxes and flues.
5. In May, the lawn was thoroughly de-thatched and sprinkler heads adjusted. The grass doesn't look as good as it has in the past since we are on restrictive watering.
6. CB Lodging will be repairing the hot tub/grill deck this fall.
7. CBL power wash walkways, decks and porte-cochere before May 1 water restrictions started.
8. The hot tub filters were replaced.
9. Repaired, braced, and painted dumpster fence.
10. Ordered and installed no smoking and "quiet hours" signs.
11. CB Lodging did a site tour with Spectrum TV Cable.
12. Sanded and painted the dumpster and lobby walls.
13. Repaired washers and dryers as needed and cleaned all dryer lint exhausts.
14. Replaced parking / building signs and placards as needed.
15. Hired and oversaw Sealcoat crack seal and top coat the parking lot.
16. Hired contractor to inspect the unit fireplaces.
17. With the help of the Wood Creek security cameras we caught hot tub poachers, and assisted the police in an investigation.

Please remember to check out the Wood Creek Lodge website: [www.woodcreeklodge.org](http://www.woodcreeklodge.org), your most convenient and comprehensive source for operating documents, meeting minutes, budgets, insurance information and HOA notices.

## **Financial Reports**

### **Prior Year Audit**

The outside audit for the fiscal year ending June 30, 2017 has been completed and posted to the HOA's website.

Current Fiscal Year-W Kimbrell reported that the cash situation was sound and the accounts receivable were minimal. Regular operating expenses running over budget include the cable/internet because of the double payments to Spectrum as the Dish installation was in progress. Maintenance labor was higher, although subcontracted labor was less, as was snow removal.

Capital Work-The parking lot was seal-coated last year and will be sealed again this year, which will extend the life of the asphalt. The cost to repave the lot, at today's prices, exceeds \$125,000. Fencing was added to the 2<sup>nd</sup> floor, the slider screens were replaced, the cable/internet is new and gutters were added to protect the stucco.

### **Old/Unfinished Business**

Trash-CBL will order another recycle bin and improve the signage.

### **New Business**

2018-19 Budget Discussion-The Board fielded questions from the membership.

CBL will put together pricing for extending the hot tub 'open' dates.

Future Capital Projects- This year's capital plan includes fixing the deck near the grill after determining the cause for the sinking; And seal-coating the parking lot.

### **Unscheduled Business**

Digital Locks-A Pharamond stated that owners may install digital lock sets, provided they are the same color as the other entry sets (silver), Schlage and be pinned to the fire department's master key.

### **Board of Directors Election**

The term currently held by A Pharamond is expiring. She asked if another owner would be interested in serving.

L Sloss made the following-

Motion: Re-elect Anne Pharamond to another 3 year term on the Board of Directors

2<sup>nd</sup>: J Sprowell

Vote: Unanimous approval

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

Per the HOA's bylaws, the annual HOA meeting will be held every year on July 3<sup>rd</sup> at 9:30 a.m.

### **Adjournment**

J Sprowell made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: T Shepard

Vote: Unanimous approval

The meeting was adjourned at 11:00 a.m.