

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS MEETING MINUTES
September 30th, 2025 ~ 3pm MT Conference Call

Call to Order

Jeff Sloss, HOA President, called the meeting to order at 3:12 p.m.

Roll Call/Establish Quorum

In attendance –

Jeffrey Sloss

Lauren Noon

Joe Higby

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

Also in attendance – Sierra Bearth, Michael Geheb and Wanda Bearth with Crested Butte Lodging & Property Management (CBL).

Reading/Approval Prior Meeting Minutes

J Sloss made the following-

Motion: Waive formal reading and approve the June 21, 2025, minutes as submitted by CBL

2nd: L Noon

Vote: Unanimous approval

Reports

Manager's Report-

S Bearth reported that no additional lockers have been rented following her announcement of the rate reduction; Additional bikes were removed from the rack, all remaining bikes are in use and owned by a Wood Creek owner; Windows have been washed, S Bearth is somewhat unsatisfied with the hard water buildup and paint left on unit 303; Fire extinguishers have been recertified and were successful in accessing every unit, no key or code issues; Lawn has been treated for weeds twice but the thistles continue to return. We'll be using a different and 'town approved' chemical next time; The sign on Hunter Rd. is faded and painting would be difficult. CBL will get bids for a new sign; The Trex decking is chipped and cracking, replacement is not an option without a significant color difference due to fading; S Bearth offered ice control methods for some smaller areas where water ice forms on the interior walkways. The board agreed that pet friendly ice melt was a better route than heat mats; A remodel to the laundry rooms was considered. The group agreed to purchasing a new metal trash cans and will consider a larger renovation during the capital plan meeting; The gardens have been refurbished, more color added with plants that tolerate our environment and snowfall. The cost was \$900; Some robe hooks in the changing room will be replaced soon.

Financial Report – August ended \$14 under budget; Running \$144 overall for the fiscal year on operating expenses. Trash is running over budget-recycling upcharges due to 'contamination' Unexpected clog in the 06 stack, repair and some paint damage completed for \$500.

Old Business

Retaining Wall Completion Update – The grand total for the west side retaining wall is \$81,000 and includes all costs, including early engineering and asphalt repair. S Bearth called SealCo back to redo the patch in front of the entry, noting that they are working on it currently.

New Business

Cable Contract Discussion – Resort Internet and Xstream have offered proposals. The HOA is currently paying \$1,665/month for internet and TV with Resort Internet. Resort Internet is offering: 4% per year max increase; All new Cat6 wiring & 500mbps per unit; 5 Year Term; Wi-Fi & TV at \$59/unit or \$1,770/month; Or \$39/unit for Wi-Fi only or \$1,170/month total.

Xstream is offering: 5% max increase per year; New fiber optic wiring and they'll remove the old wiring; minimum 5-year term; \$55/month/unit or \$1,650/month total.

S Bearth will follow up with Xstream regarding TV package availability and send a survey to the membership.

Insurance Deductible Discussion – S Bearth asked the board to consider increasing the primary deductible to \$10,000 from the current \$5,000 and also increasing the wind/hail deductible to 1% of the property value for a \$10,000 savings on the annual premium. The board sorted through the attractive immediate savings and a likely low risk with regard to wind and hail damage.

L Noon made the following-

Motion: Accept the proposal to increase the primary insurance deductible to \$10,000 and the wind/hail deductible to \$175,000

2nd: J Higby

Vote: Unanimous approval

Sierra will contact the agency to enact the change

Maintenance List Update – S Bearth include photos illustrating several paint and garden projects that were recently attended to around the complex.

Governance Policy Update for Adoption – Legislation regarding collections goes into effect on October 1, 2025. The HOA attorney, Michael O'Loughlin drafted an update, in line with the new law.

J Sloss made the following-

Motion: Accept the updated collection polices, as drafted by the HOA's attorney.

2nd: J Higby

Vote: Unanimous approval

Establish Date of Next Meeting

The next meeting will be determined by email.

Adjournment

J Sloss adjourned the meeting at 5:20 p.m.