

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES      July 3, 2021**  
**Wood Creek Conference Room and Zoom**

**Call to Order**

Jeff Sloss called the meeting to order at 2:17pm.

**Roll Call/Establish Quorum**

In attendance-

Jeff Sloss  
Wanda Kimbrell  
Dustin Charapata

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

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

**Election of Officers**

J Sloss made the following-

Motion: Elect J Sloss as President, W Kimbrell as Secretary/Treasurer, and D Charapata as Vice President  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

**This year's slate of officers and term expirations:**

Jeff Sloss, President	2023
Dustin Charapata, Vice President	2024
Wanda Kimbrell, Secretary/Treasurer	2022

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

April 15, 2021

J Sloss made the following-

Motion: Waive the formal reading of the April 15, 2021 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

**Reading/Approval of Prior Year Electronic Vote Log**

J Sloss briefly reviewed the prior year electronic vote log.

J Sloss made the following-

Motion: Approve the prior year electronic vote log as drafted by CBL  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

## **Reports**

### Financial Recap-A/R

L Friedman reported that only one owner is 30 days past due and per the association's governing documents they are not considered late until 60 days past due.

## **Old Business**

### Declaration Amendment to Mortgagee Clause

The Board is going to move forward on this amendment.

### Governance Policies

J Sloss made the following-

Motion: Move the Governance Policy review and consideration to the next quarterly Board meeting  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

### Fireplace Discussion Follow up

J Sloss suggested hiring SGM as project manager for the flue replacement project. The Board will continue researching fire place and flue replacements.

### Operating Budget Follow-up from HOA Meeting

The Board acknowledged the increasing prices in the nation and valley and W Kimbrell expressed concern regarding the membership's hesitation in increasing operating dues even though the budget was projected to be in the red without the increase. The Board talked about ways to decrease spending, including investigating water usage and billing. W Bearth suggested the Board consider changing the insurance policy to cover bare walls only instead of walls in and increase the deductible all to bring down the yearly premium. J Sloss recalled that the Board found out there is no benefit in insurance rates by not having wood burning fireplaces. W Bearth informed the Board that CBL is making efforts to reduce the trash expense, including informative signs on the dumpster on how to properly dispose of electronics and construction debris.

D Charapata made the following-

Motion: Eliminate the recycling program as soon as possible  
2<sup>nd</sup>: W Kimbrell  
Discussion: CBL informed the Board of the yearly cost of the recycling program. The Board discussed the frequent contamination of the recycling, causing an extra fee and labor from CBL to sort and/or dump the contaminated bins.  
Vote: Unanimous approval

### Capital Plan Follow-up from HOA Meeting

J Sloss spoke at length about the perils of not maintaining the building on a timely basis. The Board agreed that allowing capital projects to build up over time has a negative impact on property values and on sales. The safety of the residents may also suffer as evidenced by the recent tragedy in Florida. J Sloss concluded the conversation by acknowledging that the capital plan gets adjusted every year as needed, and is a good budgeting tool for owners.

### **New Business**

#### Bylaws Amendment Article III, Section 3 - Annual Meeting Date

J Sloss made the following-

Motion: Amend the Bylaws Article III, Section 3 to read that the annual meeting date will be established in the prior year's annual meeting by a vote of the membership  
2<sup>nd</sup>: D Charapata  
Vote: Unanimous approval

### **Unscheduled Business**

J Sloss discussed how to improve communication to owners. The Board and CBL agreed to review and send Board meeting minutes out to the membership after each Board meeting.

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

The next Board meeting will be held on Wednesday, October 6<sup>th</sup>, 2021 at 12pm MDT.

### **Adjournment**

J Sloss adjourned the meeting at 3:12pm.