

**Wood Creek Condominiums Owners’  
Association  
Board Of Directors Meeting Minutes  
Thursday, May 28<sup>th</sup>, 2026 ~ 3pm MT  
Conference Call**

**Call to Order**

J Sloss called the meeting to order at 3:02pm MT.

**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 & Aldie Berezowskyj Crested Butte Lodging & Property Management, Inc staff (CBL).

**Reading/Approval Prior Meeting Minutes**

J Sloss made the following –

Motion: Waive the reading of the April 22, 2026 meeting minutes and approve as drafted  
2<sup>nd</sup>: L Noon  
Discussion: None  
Vote: Unanimous approval

**Reports**

Manager’s Report

S. Bearth shared that lawn treatment was completed today. Noticed an increase of dog poop presence on property. CBL spent hours picking this up in April and will go back through to pick up.

S. Bearth shared that the custom fire extinguisher glass has been received and is installed.

S. Bearth shared that Resort internet is coming back to finish their scope next week. Spectrum is also hoping to be scheduled then as well and will verify on Friday. Spectrum will remove their line in the sky to bury underground. They will have their own traffic control. A. Berezowskyj shared 10” potholes at utility points will be cut into the pavement. They will bore from stop sign on Gothic to the junction at the entrance of Woodcreek. Spectrum will do their own asphalt repairs. No large portions of asphalt will be ripped up unless they run into issues boring, then would need to revisit options.

S. Bearth shared that the elevator is riding much more smoothly.

S. Bearth shared that the retaining wall on the far side of hot tub has been painted. Those in the front of building by Mountain Edge are sanded and ready to be painted.

S. Bearth shared that CBL replaced damaged screens from ground level, which was in the capital plan.

S. Bearth shared that the railings mesh zip ties are being replaced with a more permanent solution. Metal coated ties are being replaced on all the common area mesh.

S. Bearth shared that the irrigation is turned on and the lawn has been mowed a few times.

S. Bearth shared we are keeping an eye on the landscaping. The hanging flower basket has been installed at the entrance.

S. Bearth shared that the property is struggling with the recycling being comingled. The Board discussed the increased cost of comingled recycling. The Board discussed CBL installing more signage for proper recycling.

S. Bearth shared met with Jennifer to negotiates bills and they went over everything HOA pays for. They determine the Waste Management the only negotiable bill. If decided to proceed they require a 3 year contract to get baseline of HOA pricing. They would keep 50% of savings and the HOA gets the other 50% of the savings. Additionally, they will charge for saving not committed to. Woodcreek is new into resigning with Waste Management, which hinders potential negotiations. The Board agreed to wait until property is closer to renewal to get more value out of negotiation.

### Financial Report

S Bearth reported that as of April 30, 2026 the association had \$60,938.56 in operating and an additional \$132,319 in capital. Fiscal year to date, the association is under budget \$17,000 largely due to snow removal. S. Bearth shared that Trash is overbudget largely due to contaminated load charges.

### **Old Business**

#### Roof Update

S. Bearth shared HOA paid repairs to roof leak damages, and will follow up with roof warranty on responsibility to bills related to maintenance labor regarding roof leak. The roof warranty crew will determine where the source(s) to these leaks are. Once the roof is inspected S. Bearth will inquire on related damage bills. S. Bearth shared the roof is not draining expect 04 stack side of building, and the team is actively working to keep roof dry during any precipitation. The roof warranty crew is tentatively scheduled weather dependent.

### **New Business**

#### Proposed Operating Budget

The Board reviewed the proposed budget and adjusted line items as appropriate based on actuals, know

increases, historicals and relevant information. The Board worked to maintain a realistic but fiscally responsible budget, landing on a 2% dues increase on the operating side.

#### Capital Budget

The Board reviewed the proposed capital projects and inquired about more pricing. The Board determined another meeting would be necessary to review the capital budget.

#### **Unscheduled Business**

J. Sloss wants to remind owners at annual meeting to go through the proper procedures to get approval for remodel.

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

The next Board meeting is reconvening for Wednesday, June 10, 2026 at 8am MT.

#### **Adjournment**

The meeting was adjourned at 5:32pm MT.