

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**July 3, 2018**  
**400 Gothic Rd. Mt. Crested Butte, CO 81225**

**Call to Order**

Anne Pharamond called the meeting to order at 11:30 a.m.

**Roll Call/Establish Quorum**

In attendance-

Anne Pharamond  
Wanda Kimbrell  
Clare Sprowell

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

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

**Election of Officers**

A Pharamond made the following-

Motion: Continue with the previous slate of directors  
2<sup>nd</sup>: C Sprowell  
Vote: Unanimous approval

**2018-19 Officers and Term Expiration**

Anne Pharamond, President (2021)  
Wanda Kimbrell, Secretary/Treasurer (2019)  
Clare Sprowell, Vice President (2020)

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

A Pharamond made the following-

Motion: Waive formal reading and approve the meeting minutes as submitted by management  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

**Reports**

Owner Accounts-W Bearth reported that as of June 30<sup>th</sup>, there were no owner accounts in arrears.

## Old Business

A Pharamond made the following-

- Motion: Extend the open dates of the hot tub by opening memorial weekend and closing mid-October
- 2<sup>nd</sup>: C Sprowell
- Vote: Unanimous approval

## New Business

Operating Budget Discussion and Consideration for Approval

A Pharamond made the following-

- Motion: Approve the operating budget, following the increase to the hot tub line by \$1,500 and allow CBL to bill for additional closing costs related to the extended season
- 2<sup>nd</sup>: C Sprowell
- Vote: Unanimous approval

A Pharamond directed CBL to include costs for the extended dates at the next HOA meeting, the Board will consider whether a dues increase will be needed in order to cover.

Capital Plan Discussion-CBL will investigate the cause for the warped deck and obtain bids for repair and replacement.

A Pharamond made the following-

- Motion: Approve the Capital budget with the following changes-move 2019 sealcoating to 2020, add line for heated concrete entry for August 2020, add bike rack expense, add \$10,000 for washer/dryer replacement this year
- 2<sup>nd</sup>: C Sprowell
- Vote: Unanimous approval

## Unscheduled Business

Sauna/changing room-A Pharamond will prepare a drawing with a proposed reconfiguration of the sauna area to include lockers, which will be sent to the membership for input.

## Adjournment

A Pharamond adjourned the meeting at 12:30 p.m.