

Wood Creek Condominiums Owners' Association
Special Meeting Minutes
Tuesday, March 15, 2022 ~ 12 p.m. MT
Conference Call

Call to Order

J Sloss called the meeting to order at 12:00 pm MT.

Roll Call/Establish Quorum

In attendance –

Owner	% Ownership	In Attendance	Proxy
WC101 - James & Deepa Lounsbury	4.10%		Sierra Bearth
WC102 - Coates	2.90%	Y	
WC108 - Buchanan	1.05%	Y	Back up to Wanda Bearth
WC109 - Buchanan	0.60%	Y	Back up to Wanda Bearth
WC201 - Kimbrell & Trusheim	4.10%	Y	
WC202 - Joseph & Mary Derr	2.95%		Jeff Sloss
WC203 - Julie & Lance King	2.90%	Y	
WC204 - Marston and Fitzpatrick	2.85%	Y	Back up to Wanda Bearth
WC205 - Casey	2.85%	Y	
WC207 - Schmidt & Bredsdorff	4.10%		Jeff Sloss
WC301 - Stelzer	4.15%		Jeff Sloss
WC302 - Rogers	3.00%	Y	
WC306 - Moore	2.15%		Jeff Sloss
WC307 - Sloss	4.10%	Y	
WC402 - Alison & Kyle Vance	5.40%	Y	
WC403 - Charapata	5.40%	Y	
WC404 - Karen Lauren Kristen, LLC	2.95%	Y	
WC406 - Pharamond	2.20%	Y	
WC407 - Pharamond	4.15%	Y	
WC504 - Lucas & Brooke Brown	5.40%		Dustin Charapata
WC505 - Mt. CBRagan, LLC	5.40%	Y	
WC507 - Sprowell	4.20%	Y	Back up to Jeff Sloss

A quorum was established with 76.90% of the ownership in attendance or represented by proxy.

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

Proof of Notice

Proof of notice was mailed and emailed on March 3rd, 2022 to all owners.

Flue Replacement Project and Budget

The flue replacement budget was provided to all owners in the meeting materials and was based off the estimate from Inside & Out – Hearth & Patio for \$168,564.07. The Board of Directors fielded questions related to their decision to not further pursue the necessary amendments to allow individual owners to condemn their unit's flue indefinitely. J Sloss explained the Board had met several times with the association's attorney to discuss the logistics of individual owners being responsible for their flues, and after education, research, and deliberation, the Board decided flue responsibility shall remain the responsibility of the association. This decision was also shared with membership in the March 1st, 2022 newsletter emailed to all owners.

T Martson made the following-

- Motion: Vote to approve or veto the budget
2nd: D Charapata
Discussion: J Rogers inquired about which flue he should install for his unit. J Sloss explained that an 8-inch flue can be hooked up to the current fireboxes but are roughly \$1,000 more than the 6-inch flue. A 6-inch flue cannot hook up to the old firebox and would require a new zero clearance firebox be installed at the individual unit owner's expense. K Vance asked if Inside & Out – Hearth & Patio would install the new fireboxes for individual owners. J Sloss informed the membership that the firebox can be installed anytime after flue installation by any contractor including Gary with Inside & Out. The chases do not need to be reopened to install a new firebox, and the work can be completed from inside the unit. He also mentioned if a zero clearance fireplace is installed at a later time it will need to be 2020 EPA certified and the installer must obtain a permit from Mt. Crested Butte. The owner will have to receive approval to install the new fireplace box from the Board of Directors to ensure the proper box is installed and all procedures are followed. L Noon asked if there will also be a special assessment in 2023 for the parking lot. J Sloss stated that would be discussed at more length in the annual meeting.
Vote: 71.10% of the total ownership voted in favor of the budget

Homeowner Q&A

Homeowner Q & A was fielded during the agenda topic regarding the flue replacement project and within the discussion of the motion to vote on the budget.

Adjournment

J Sloss made the following-

- Motion: Adjourn the meeting
2nd: D Charapata
Vote: Unanimous approval

The meeting was adjourned at 1:28pm MT.