

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS MEETING MINUTES
May 24, 2023 ~ 2 p.m. MT
Conference Call

Call to Order

J. Sloss called the meeting to order at 2:04pm MT.

Roll Call/Establish Quorum

In attendance-

Jeff Sloss
Dustin Charapata
Wanda Kimbrell

A quorum was established with 100% of the board in attendance. Also in attendance: Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc.

Proof of Notice

Proof of notice was emailed and posted to the association's website on May 17th, 2023

Reading/Approval Prior Meeting Minutes

-March 22, 2023

J. Sloss made the following-

Motion:	Waive the reading of the March 22 nd , 2023 meeting minutes.
2 nd :	W. Kimbrell
Discussion:	None.
Vote:	Unanimous.

Reports

-Financial Report Q&A

W. Bearth began the report by discussing the previous winter and that the HOA should be looking at heavier funding for snow removal as CBL has suggested to other HOA's. W. Bearth worked in conjunction with W. Kimbrell to meet the proposed snow removal budget for next winter. W. Bearth mentioned unit 303 changing their locks without updating Crested Butte Lodging and locking out GCEA when they attempted to shut off his power for non-payment. CBL has communicated with the owner regarding his continued delinquencies to no avail. M. Hart agreed to contact HVM to have his new door knob keyed to the Wood Creek master system to maintain life-safety for the building and its occupants.

Old Business

-Rule Amendment-Pets

J. Sloss wanted to discuss the board's current position regarding actions that can be taken to mitigate the liability to the HOA for dogs that have not been registered with the HOA before coming onto the property. The board agreed that with the majority of the units being short-term rentals, there's little that can be done when renters are ignoring the stated rules and regulations. They came to the consensus that with the rules not working, the liability should fall to the owners of the units. A signed agreement by each short-term renter coupled with a structured fine system could put the onus on the owners of the rental units to take responsibility for their renters as well as generate some income to offset the clean-up costs associated with more dogs being on the property. D Charapata will adjust the draft rule for the board's consideration.

-Declaration Amendments for Consideration

-Declaration Section 20 Amendment Consideration

- Remove Annual Insurable Value Requirement
- Clarify Language-Bare Walls or All-In

The board agreed that they should leave section 20 out of the meeting materials sent to the HOA members, as they still need to review Farmers premium, see if it's in line with other HOA premiums, and assess whether or not to shop around for coverage through a different agency. W. Kimbrell thought additional coverage would be a good idea if they decide to change the rules and regulations regarding dogs as a cushion against potential future lawsuits.

D. Charapata made the following-

Motion: Table insurance discussion until CBL and the board can review the Farmers premium and assess shopping around for another company.
2nd: J. Sloss
Discussion: None.
Vote:

-Declaration Amendment, Section 19

- Amend to Align with Policy-Quarterly Dues

-Declaration Amendment, Section 1(D)(6)&(7)

- Amend to Allow Alternative Use of Common Areas

The board broke down the pros and cons of adding 3x3x7ft storage lockers to the old conference room area. M. Hart will be taking exact measurements and drafting a base room drawing so the board can see different locker configurations before purchasing and installing.

- Legal Opinion

-Complete Declaration Amendment

- Competitive Quotes

D. Charapata agreed to look into a declaration rewrite cost as he's currently working on a re-write for another HOA. He mentioned a potential to use the other Declarations outline as a template for the Wood Creek re-write, saving the HOA some money on legal fees.

J. Sloss made the following-

Motion: Approve amendments to sections 1 and 19 as drafted.

2nd: D. Charapata
Discussion: None.
Vote: The motion passed unanimously.

-Retaining Wall Work

J. Sloss inquired about the bid for the geotechnical services offered by Darin Duran and CMT Technical Services. M. Hart clarified that the cost would include a sample drilling and soil test to determine what materials are to be used when rebuilding the retaining wall. The board agreed that retaining wall work bordering the parking lot should be phase one of the proposed multi-phase capital plan project.

New Business

-Proposed Operating Budget

-Consideration for Umbrella Coverage

-Proposed Capital Budget

-Consideration for Internet Enabled Elevator Dialer

W Bearth updated the board on the status of the elevator. TKE performed their annual elevator inspection and found an issue with the emergency telephone system. Centurylink came out twice to attempt to fix the old analog phone system but ultimately, could not get the system to function normally. TKE proposed installing an analog-to-VoIP telephone system in the elevator, and sent the work order proposal to CBL. TKE will show the state inspector the signed agreement to extend the provisional license until the work can be completed. W. Bearth mentioned that this would require a budget amendment. W. Kimbrell clarified that of the \$50k special assessment, \$30k will go to operating and \$20k will go into the Capital account. The board amended the budget with W. Bearth in real-time.

D. Charapata made the following-

Motion: Approve work to fix the telephone system in the elevator.
2nd: J. Sloss
Discussion: The board all agreed that the elevator is a necessity in the complex and the work should be done as soon as possible.
Vote: The motion passed unanimously.

W. Bearth requested formal motions for approving the capital plan, operating budget, and special assessment.

J. Sloss made the following-

Motion: Approve the operating and capital budgets including a 10% operating dues account increase and a \$50,000 special assessment with a due date of August 31st, 2023, with \$20,000 earmarked to repay the capital account and \$30,000 to fund the operating account

2nd: D. Charapata
Discussion: None.
Vote: The motion passed unanimously.

W. Kimbrell made the following-

Motion: Approve the CMT Technical Services agreement for geotechnical soil testing in the parking lot related to the retaining walls.
2nd: J. Sloss
Discussion: None.
Vote: The vote passed unanimously.

Establish Date of Next Meeting

The date of the next meeting is the HOA Annual Meeting scheduled for June 24th, 2023 at 1:30pm MT.

Adjournment

W. Kimbrell made the following-

Motion: Adjourn meeting.
2nd: J. Sloss
Discussion: None.
Vote: The motion passed unanimously.

The meeting was adjourned at 4:40 pm MT.