

**Wood Creek Condominiums Owners' Association**

**Annual Owner's Meeting Minutes  
Saturday, June 27, 2026 | 9:30 AM MT  
Conference Call**

**Call to Order**

J. Sloss called the meeting called to order at 9:32am MT.

**Roll Call / Establish Quorum**

Unit	Ownership	Attendance
WC101	James & Deepa Lounsbury	Y
WC102	Coates	N
WC103	McElroy	N
WC108	Buchanan	Y
WC109	Buchanan	Y
WC201	Alan & Ellen Qualls	Y
WC202	Joseph & Mary Derr	Y
WC203	Sweeney	Y
WC204	Marston and Fitzpatrick	Y
WC205	Casey	Y
WC206	Grote	N
WC207	Geppert	N
WC301	Stelzer	Y
WC302	Rogers	Y
WC303	Bob Skelton	N
WC304	Barbara Amstutz	N
WC305	E.C. Prince Properties LLC.	N
WC306	Moore	N
WC307	Sloss	Y
WC401	Samuel & Julia Thompson	N
WC402	Alison & Kyle Vance	Y
WC403	La Perla MCB, LLC	Y
WC404	Lauren Noon	Y
WC405	Webb	N
WC406	Pharamond	Proxy to S. Bearth
WC407	Pharamond	Proxy to S. Bearth
WC504	Lucas & Brooke Brown	Y
WC505	Mt. CBRagan, LLC	Proxy to L. Brown

WC506	Lypps	N
WC507	Sprowell	Proxy to J. Sloss

A quorum was established with 73% in attendance or represented by proxy. Also in attendance Sierra Bearth and Aldie Berezowskyj, with Crested Butte Lodging and Property Management (CBL).

**Proof of Notice**

Notice was posted to the association website, mailed and emailed on June 10<sup>th</sup>, 2026.

**Reading/Approval of Prior Meeting Minutes**

June 21, 2025

J. Sloss made the following-

- Motion: Waive the reading and approve the June 21, 2025 meeting minutes as corrected with updated owner contact name for Michael Schindler's unit.
- 2<sup>nd</sup>: L. Noon
- Discussion: None
- Vote: Unanimous approval

**Reports**

**Financial Reports**

Prior Year Audit – June 30, 2025

S. Bearth shared that the full audit is available on the associate website with last year’s numbers.

Current Fiscal Year-to-Date Report

S. Bearth shared that as of May 31<sup>st</sup> the association has \$22,333 in Operating, account with \$7382 in operating reserve, and \$139,563 in Capital account. Currently, the association is under budget by \$16,108.

Excess Income Resolution

S. Bearth shared the association is anticipating ending the year with around \$20,000 of excess income.

L. Noon made the following

Motion: Forward the excess income to future expenses and the Board will discuss on where to allocate those funds.

2<sup>nd</sup>: L. Brown

Vote: Unanimous

Discussion: None

### **Manager's Report**

S. Bearth shared some of the work Crested Butte Lodging & Property Management (CBL) has presided over, completed, or started at Wood Creek in the past year:

## **Capital & Major Projects**

### **Internet & Telecommunications Upgrade**

The Board and management evaluated alternatives to the Association's existing internet and cable services. Multiple proposals were reviewed in an effort to improve service levels while managing costs. The proposal from Resort Internet was accepted to upgrade all wiring to Cat6 and increase speeds to 500mbps per unit.

### **Parking Lot**

The parking lot was patched near the new retaining wall and entrance of the building. The bottom half of the lot was seal coated. Management has met with two vendors on the lot, who have expressed the lot is beyond repair work and recommend planning for eventual replacement. We discussed the possibility of an overlayment but the expense versus the useful life wasn't fiscally responsible.

### **Roof Leaks and Warranty Repairs**

Several roof leaks were investigated during the year. After completing necessary drywall repairs and documenting the affected areas, CBL coordinated with the roofing warranty provider to inspect the roof. The inspection identified several seams that required repair. Those repairs were completed under the roof's 30-year warranty.

### **Capital Repairs**

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\*\*These minutes are considered a draft until reviewed and approved at a future meeting.

Several capital projects were completed during the fiscal year as part of the capital budget, including painting of the deck railings, parking lot maintenance, replacement of window screens on first-floor units, and replacement of the courtyard grill. We also have a vendor lined up to complete some stucco repairs, but the work has not yet been completed as of this writing.

## General Maintenance & Common Area Care

- Annual fireplace inspections were completed and reports distributed to owners with fireplaces.
- Landscaping improvements included new additions to several of the flower beds and the courtyard.
- Railing mesh repairs were completed where sections became detached. S. Bearth shared that owners are free to reach out if they'd like to upgrade in their units
- Exterior lights on locked box
- Reminder to please help clean up after dogs
- The entrance sign was painted
- Retaining walls around the complex were painted
- Deck rails around the hot tub were scrapped, sanded, filled and painted

## Administrative & Compliance Items

- Annual Secretary of State and DORA filings were completed.
- Monthly fire system testing and life-safety inspections continued throughout the year.
- Owner communications were issued regarding maintenance projects, insurance matters, parking lot work, and other Association business.
- The Board reviewed the Association's insurance program and deductible structure, ultimately selecting coverage options that reduced annual premium costs while maintaining appropriate protection for the Association. Following this, owners were notified of the increased deductible and encouraged to research loss assessment coverage with their carrier.

## Annual Reminders

- Lockers – There are still lockers available for rent. Please reach to CBL if you'd like to rent a locker. Please also help us keep this space clean and organized by not storing items outside of your locker or perishable items in the space. Blue lockers are \$150/year and cage lockers are \$375/year.
- Recycling – Absolutely no plastic bags or dirty pizza boxes can go in the recycling dumpster. Recycling is single stream, but if recyclables are in a plastic bag they need to be emptied out and plastic bag thrown away. Contamination of the recycling costs the association extra money.
- Remodels – Approval is required for all exterior modifications and major interior renovation projects. Please reach out to management if you plan to make any changes to your unit. J. Sloss shared that electrical & plumbing also needs to be permitted after approval.

- Fire Extinguisher – Annual inspections are coming up in September. We'll notify owners of the date closer to then.
- Keys – Please ensure management maintains current emergency access information. We help the fire department maintain their knock box for emergency access.
- Short-Term Rentals – Contact CBL regarding required forms.
- Website – Visit [woodcreeklodge.org](http://woodcreeklodge.org) for governing documents, meeting information, insurance materials, and Association updates.

## Contact Us

- [Reservations@CrestedButteLodging.com](mailto:Reservations@CrestedButteLodging.com) – This email is monitored 7 days a week, 365 days a year. A great resource to submit general maintenance requests to.
- [Sierra@CrestedButteLodging.com](mailto:Sierra@CrestedButteLodging.com) – Property Manager
- [Aldie@CrestedButteLodging.com](mailto:Aldie@CrestedButteLodging.com) – Maintenance and Capital Projects Manager
- [Shay@CrestedButteLodging.com](mailto:Shay@CrestedButteLodging.com) - Accountant
- Afterhours emergencies - Leak, flood, fire – contact 970-349-2400 ext 1, let the operator know that we manage the association, and they'll transfer you to our local on call staff

## New Business

### 2026–2027 Approved Operating Budget

S. Bearth shared that operating dues went up 2%. Capital has not changed, for a total increase of 1.5%.

S. Bearth shared that cable and internet increased based on increased services, water and sanitation increased, and a few other line items.

The membership discussed dues relative to other associations.

No objections to the approved budget.

### 2026–2027 Capital Budget & Plan

S. Bearth reviewed the scheduled projects for this year including painting, roof repairs, new lobby furniture and a sewer line assessment.

The membership discussed future repairs including the parking lot.

The membership discussed the amount of dues going to capital. The membership discussed other projects like window cleaning, landscaping upgrades and retaining wall replacements.

The Board will continue to review and improve the capital plan and keep the membership informed.

No objections to the approved budget.

### **Old/Unscheduled Business**

None

### **Election of Board of Directors**

#### One Three-Year Term Expiring

J. Sloss is stepping down as President and Board member after six years.

L. Brown volunteered to join the Board.

J Higby made the following -

Nomination: L. Brown

2<sup>nd</sup>: A. Vance

Vote: Unanimous

Discussion: None

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

J. Sloss made the following-

Motion: Schedule the next annual meeting Saturday, June 26, 2027 at 9:30 AM MT.

2<sup>nd</sup>: L. Noon

Vote: Unanimous

Discussion: None

### **Adjournment**

J. Sloss adjourned the meeting at 11:57am.