

**Wood Creek Condominiums Owners' Association  
Annual Owner's Meeting Minutes  
Saturday, June 21, 2025 | 9:30 AM MT ~ Conference Call**

**Call to Order**

Jeff Sloss, HOA President, called the meeting to order at 9:32 a.m.

**Roll Call / Establish Quorum**

<b>Unit</b>	<b>Ownership</b>	<b>In Attendance</b>
WC101 - James & Deepa Lounsbury	4.10%	Yes
WC201 - Ellen Qualls	4.10%	Yes
WC202 - Joseph & Mary Derr	2.95%	Yes
WC203 - Sweeney	2.90%	Yes
WC204 - Marston and Fitzpatrick	2.85%	Yes
WC207 – Cheryl Geppert	4.10%	Yes
WC301 - Stelzer	4.15%	Yes
WC302 - Rogers	3.00%	Yes
WC303 - W2CB LLC	2.95%	Yes
WC304 - Barbara Amstutz	2.90%	Yes
WC307 - Sloss	4.10%	Yes
WC402 - Alison & Kyle Vance	5.40%	Yes
WC403 - La Perla MCB, LLC	5.40%	Yes
WC404 - Karen Lauren Kristen, LLC	2.95%	Yes
WC406 - Pharamond	2.20%	Yes
WC407 - Pharamond	4.15%	Yes
WC507 - Sprowell	4.20%	Yes
WC108 - Buchanan	1.05%	Proxy to Jeff Sloss
WC109 - Buchanan	0.60%	Proxy to Jeff Sloss
WC504 - Lucas & Brooke Brown	5.40%	Proxy to Jeff Sloss

69.45%

A quorum was established with 69.45% of the membership in attendance or represented by proxy.

Also in attendance-Sierra Bearth, Michael Geheb and Wanda Bearth with Crested Butte Lodging & Property Management (CBL).

**Proof of Notice**

Notice was mailed, emailed and posted to the property and on the HOA's website.

## **Reading/Approval of Prior Meeting Minutes**

J Sloss made the following-

Motion: Waive formal reading and approve the minutes of the June 22, 2024, annual meeting as submitted by CBL

2<sup>nd</sup>: J Rogers

Vote: Unanimous approval

## **Reports**

### Financial Reports

Prior Year Audit - S Bearth reviewed the audit for the fiscal year ending June 30, 2024, prepared by a 3<sup>rd</sup> party, this is also posted to the website which showed the net assets and liabilities totaling \$143,752 as of June 30, 2024.

Current Fiscal Year – As of April 30, 2025, the cash balance in the operating deposit accounts was just shy of \$37,000. The capital deposit balance was \$132,545. Management consolidated the 2 capital accounts, with the board’s approval, in favor of a higher interest rate. With regards to the profit and loss statement, the regular expenses are running over budget by \$6,265, much of that related to snow removal efforts, some of which were related to ground shoveling parking spaces when the equipment was out of service. The capital expenses are running under budget, but that will adjust once the final invoice for the retaining wall is received.

Excess Income Resolution – Additional revenue is not anticipated for this fiscal year.

### Manager’s Report

Below is a list of some of the work Crested Butte Lodging & Property Management (CBL) has presided over, completed, or started at Wood Creek in the past year:

Retaining Wall Replacement - SCJ Alliance’s engineering work was finalized this spring. CBL measured movement in the retaining wall and collected bids. The Board approved a bid from Holgate Construction who completed the project in a timely and cost-effective fashion. We’ll discuss that in more depth later in the agenda.

Laundry Room Improvements - After troubleshooting persistent washer issues on the 4th floor, a new machine was installed. Dryer vent cleanings were completed building-wide twice this year.

Repainting projects- Included touch-up around the common areas and seal coating the posts for the entry property sign.

2025 Fireplace inspections - Completed and access went well this year. Reports have been emailed to all owners with fireplaces.

Ongoing light fixture replacements and bulb replacements – This occurred with periodic night inspections.

Elevator inspections and monthly fire testing – This continued regularly with no issues reported.

Annual SOS and DORA registrations were filed.

Hot Tub - Daily maintenance continued throughout the year, including chemical treatments, repairs, and seasonal closings. LED lighting was replaced, and timer/electrical adjustments completed as needed.

Locker Room - Locker rentals continue to be available. An inventory audit was completed in the fall. Items stored improperly were removed or relocated, and the area was cleaned and maintained.

#### Environmental Mindfulness & Community Reminders

Recycling & Hazardous Waste - Please continue to use Gunnison County resources for electronic and paint recycling. Do not dispose of paint, grout or other building materials in your drains.

Window Screens - If your screens need replacement, notify CBL. Labor is not covered by the budget but materials are available.

#### Annual Reminders:

- a. Remodels – Approval required for all exterior work or major interior projects.
- b. Fire Extinguishers – Recertified in September 2025.
- c. Keys – Ensure CBL has emergency access.
- d. STR Info – Reach out to Sierra for required forms.
- e. Website – Visit [woodcreeklodge.org](http://woodcreeklodge.org) (Password: 400gothic) for resources, including meeting minutes and insurance info.

#### **Old / Unfinished Business**

Retaining Wall Replacement Completion Update - J Sloss explained to the membership the need for the new retaining wall adjacent to the entrance and all of the research that led to a cast-in-place concrete wall. Grass will be planted at the top of the wall, rather than trees, knowing that the aspen tree roots were putting outward pressure on the wall and contributed to the wall's damage. Lauren Noon, HOA Treasurer, said we will be exceeding our \$75,000 budget, and J Sloss added that the CIP wall was a much less expensive than the micropile & shotcrete option. The stucco was colored to match the building's stucco, Benjamin Moore color 'Texas Leather'.

Conference Room Locker Rentals - Several lockers including the smaller (blue) lockers are still available. J Sloss projected that the revenues should cover the locker purchase by the end of next year and then the HOA will realize surplus cash from the rental fees.

## **New Business**

2025/2026 Approved Operating Budget Discussion – Monthly dues will be increased 3% beginning July 1, 2025. The budget is prepared using historical numbers and actual costs, where known. S Bearth explained items in the operating budget including insurance which went up 25% this year with Farmers. Carriers are limited in Colorado, having suffered

losses related to wildfires and subsequent flooding. Neighboring HOAs have been forced into the Excess & Surplus markets, resulting in annual premiums near or over \$200,000. CBL successfully moved the fire monitoring and elevator call to a cellular based program, saving \$1,000 per year.

2025/2026 Capital Budget & Plan – Efforts were taken to control the dues increase. The capital reserve was reduced from \$100,000 to \$85,000 and the excess was allocated to the operating account. The portico rebuild was deferred given that it is in sound shape and replacement is unnecessary. Parking lot replacement was deferred in favor of routine maintenance. The upper lot is ‘alligatored’, the area under the portico needs repair. The board has decided that performing select lot repairs will delay full replacement for 5 to 7 years.

## **Unscheduled Business**

Items discussed - J Sloss reminded that everyone needs to use photoelectric smoke detectors. S Bearth reported that those were in short supply following the town’s stipulation. It appears that there are abandoned bikes on property. CBL will check look into this and send reminders to owners, ultimately removing and disposing of unclaimed bikes. One owner suggested allowing the east side lawn to go native in an effort to save water and labor costs for the mowing. A Vance will create a FaceBook page for the HOA.

## **Election of Board of Directors**

One 3-year term is expiring. Lauren Noon currently holds the seat and was appointed to the term, by the board, following Wanda Kimbrell’s sale and resignation from the board.

L Noon was re-elected to the board by acclamation.

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

L Noon made the following-

Motion:	Hold the next annual HOA meeting at 9:30 a.m. (MT) on June 27, 2026.
2 <sup>nd</sup> :	A Pharamond
Vote:	Unanimous approval

## **Adjournment**

J Sloss adjourned the meeting at 11:28 a.m.