

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**July 25, 2022 11a.m. MT**  
**Conference Call**

**Call to Order**

J Sloss called the meeting to order at 12:16pm MT.

**Roll Call/Establish Quorum**

In attendance-

Jeff Sloss  
Wanda Kimbrell  
Dustin Charapata

A quorum was established with all 3 Board members in attendance.

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

**Election of Officers**

J Sloss made the following-

Motion: Retain the same slate of officers as last year  
2<sup>nd</sup>: W Kimbrell  
Vote: Unanimous approval

This year's slate of officers and term expirations:

Jeff Sloss, President	2023
Dustin Charapata, Vice President	2024
Wanda Kimbrell, Secretary/Treasurer	2025

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

March 30, 2022

J Sloss made the following-

Motion: Waive the formal reading of the March 30, 2022 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: D Charapata  
Vote: Unanimous approval

## **Reading/Approval of Prior Year Electronic Vote Log**

J Sloss made the following-

- Motion: Waive the formal reading of the prior year electronic vote log and approve as drafted by CBL
- 2<sup>nd</sup>: W Kimbrell
- Vote: Unanimous approval

## **Reports**

### Financial Recap-A/R

The Board reviewed the outstanding balances, and the only major delinquency has already been turned over to the association's legal counsel.

### Manager's Report

CBL did not have anything further to add to the manager's report presented at the annual owners meeting.

## **Old Business**

### Further Action Amending Ownership Allocations - Consideration/Vote

The Board will revisit this topic after speaking with owners that voted against the replat. D Charapata volunteered to reach out to the owners separately to discuss the potential of moving forward with the replat. Legal counsel will reach out to owners that did not cast a vote to try and garner a completed ballot.

### Operating Budget Follow-up from HOA Meeting

There was no further follow up on the operating budget.

### Capital Plan Follow-up from HOA Meeting

The Board discussed the input from owners on projects and timing. The Board discussed moving the parking lot replacement project to 2026 and how that would affect special assessments for other projects coming due. The Board discussed the priority of projects and the potential of getting on an engineer's and contractor's schedule to get the parking lot completed.

J Sloss made the following-

- Motion: Move the parking lot project to 2025 based on feedback from the membership at the annual meeting
- 2<sup>nd</sup>: D Charapata
- Vote: Majority in favor, motion carriers

## **New Business**

### Annual Audit Consideration

The Board took into account the complexities of the possible transfer of the spa space and the related accounting and tax implications, and decided to maintain the audit for the upcoming year and review its necessity at the next annual meeting.

Rules/Regulation Amendment RE: Airsoft Gun Prohibition & Harassing Behavior

D Charapata made the following-

- Motion: Add to the rules and regulations that “The discharge of any airsoft, firearm, bow, crossbow or weapon on the property is strictly prohibited. The fine for discharging any of aforementioned projectile weapon on property will be \$500.”
- 2<sup>nd</sup>: J Sloss
- Vote: Unanimous approval

New Legislation Affecting HOAs

W Bearth informed the Board that we have 8 weeks to align with the new legislation. Legal counsel is working on updating the collection policy. W Bearth is working on updating the documents to align and will present the changes to the Board in a regular meeting at a later date.

HB22-1040, Common Element Access

*Pending*

HB22-1137, Delinquencies, Violations, Fines & Foreclosures

*Pending*

HB22-1139, Use of Public Right-Of-Way

*Pending*

HB22-1314, Towing

*Pending*

SB22-059, Proxies

*Pending*

**Unscheduled Business**

J Sloss asked if owners could touch up paint their own decks and use paint from HOA stock. The Board expressed concern of damaging neighboring units and decided touch up will be hired by the HOA.

**Adjournment**

J Sloss made the following-

- Motion: Adjourn the meeting
- 2<sup>nd</sup>: W Kimbrell
- Vote: Unanimous approval

The meeting was adjourned at 2:24pm MT.