

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS MEETING AGENDA
March 30, 2022 ~ 11: a.m. MT
Conference Call

Call to Order

J Sloss called the meeting to order at 11:09am.

Roll Call/Establish Quorum

In attendance –

Jeffrey Sloss

Dustin Charapata

A quorum was established with 2 of 3 Board members in attendance.

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

Old Business

Parking Lot Site Plan

W Kimbrell joined the meeting at 11:15am.

The Board discussed SGM's most recent proposal. The Board was in favor of the expansion on the south east side of the lot as much as possible without removing the aspen trees. The Board was not in favor of having gravel at the north west end of the lot and would rather it be paved. The Board discussed concrete steps versus metal grip strut stairs outside the front entry. The Board considered the concrete pad for the dumpster and if it was a necessary expense. The Board would like SGM to review the drainage on the lot to support an asphalt dumpster pad. The Board agreed to remove the concrete curb from SGM's proposal.

Retaining Walls

The Board discussed removing the old dumpster alcove and filling it in with soil. The Board analyzed using concrete versus building blocks for the retaining walls. W Bearth reminded the Board that the concrete retaining wall has a smaller foot print, which will allow space for a staircase next to the front entry. The Board agreed the concrete retaining wall needed a finish to improve the appearance, like stucco. The Board considered using the building block style retaining wall in the court yard. The Board would like SGM to ensure the transformer will be adequately supported if the retaining wall is removed on the north east side of the parking lot.

New Residential Space Plat Amendment

M O'Loughlin will review the amended plat and will email his notes for the Board's review. Upon question, M O'Loughlin stated a 100% owner vote of the concept should be sufficient to move forward with building the walls for the space. The Board discussed trying to have all the documents prepared to hold a special owner's meeting around the end of April.

New Business

Executive Session

Pursuant to C.R.S. 38-33.3-308(4)(b) for a consultation with legal counsel concerning matters that are privileged or confidential between attorney and client

J Sloss made the following-

Motion: Move the meeting into executive session at 12:03pm
2nd: D Charapata
Vote: Unanimous approval

D Charapata made the following-

Motion: Close executive session at 12:22pm
2nd: J Sloss
Vote: Unanimous approval

D Charapata left the meeting at 1:03pm.

Unscheduled Business

J Sloss inquired if all of the owners had selected their flue size. CBL shared the results of emailing and calling owners to get responses. The Board directed CBL to email the recent communication drafted by J Sloss regarding the fireplace options to all the owners.

Adjournment

J Sloss made the following-

Motion: Adjourn the meeting
2nd: W Kimbrell
Vote: Unanimous approval

The meeting was adjourned at 1:23pm MT.