

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS
MEETING MINUTES October 6, 2021
Conference Call

Call to Order

J Sloss called the meeting to order at 12:02pm.

Roll Call/Establish Quorum

In attendance-

Jeffrey Sloss

Dustin Charapata

A quorum was established with a majority of Board members in attendance.

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

Reading/Approval of Prior Board of Director Meeting Minutes

July 3, 2021

J Sloss made the following-

Motion: Waive the formal reading of the July 3, 2021 meeting minutes and
approve as drafted by CBL

2nd: D Charapata

Vote: Unanimous approval

Reports

Financial Report

W Bearth reminded the Board that the entire financial statement was previously emailed and asked for questions. J Sloss clarified which button on the elevator was damaged.

Manager's Report

W Bearth reported that CBL has blown out the irrigation in preparation for winter. She informed the Board that the heavy duty hot tub cover still has not arrived, and the company is performing a dock search to locate the cover.

Wanda Kimbrell joined the meeting at 12:13pm.

Old Business

Governance Policies

W Bearth presented the governance policies to the Board. These were previously presented, but not formally adopted. She explained the governance policies are required by CCIOA, even for pre-CCIOA communities. These policies were drafted by legal counsel to be basic policies.

D Charapata made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding adoption and amendment of policies, procedures and rules
2nd: J Sloss
Vote: Unanimous approval

J Sloss made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding investment of reserve funds
2nd: W Kimbrell
Vote: Unanimous approval

W Kimbrell made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding inspection and copying of association records
2nd: J Sloss
Vote: Unanimous approval

J Sloss made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding handling of conflicts of interests involving board members
2nd: W Kimbrell
Vote: Unanimous approval

J Sloss made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding conduct of meetings
2nd: D Charapata
Vote: Unanimous

J Sloss made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association regarding alternative dispute resolution
2nd: W Kimbrell
Vote: Unanimous approval

D Charapata made the following-

Motion: Adopt the resolution of the Wood Creek Condominium Owners Association reserve study, funding and related matters
2nd: J Sloss
Vote: Unanimous approval

Plat Amendment Progress/Next Steps

D Charapata made the following-

- Motion: Direct management to sign and return the agreement from SGM to work on the association's plat and boundary survey
- 2nd: W Kimbrell
- Vote: Unanimous approval

Parking Lot & Retaining Wall Progress

The Board would like CBL to ask SGM for a proposal for the parking lot and retaining wall projects. W Bearth explained having plans for the retaining wall would help engage contractors.

Fireplace/Flue Replacement Project

J Sloss recapped that SGM was not interested in overseeing the project. The Board discussed engaging someone to oversee the project and if it was necessary. The Board would like to have another interview with Gary from Inside Out Fireplace to ask a few more questions and get a re-bid for the project. The Board discussed the discoveries from researching the possibility of amending the declaration to allow for individuals to own their flues and the implications and complications created from such. The Board is going to revisit the topic at a later date or via email.

New Business

Determine Special Meeting Date: Declaration Amendment

W Bearth updated the Board that so far no lenders have voted against the amendment. The Board will determine a date via email for the special meeting.

Rules & Regulations

Pet Rules

The Board reviewed the current pet policy and did not have any changes.

Unscheduled Business

J Sloss asked about the roof access door. W Bearth reported that two doors were ordered for the association back in May but have not been received yet.

Adjournment

The meeting was adjourned at 2:19pm.