

**Wood Creek Condominiums Owners' Association
Special Meeting Minutes
June 21, 2022 ~ 12p.m. MT
Conference Call**

Call to Order

J Sloss called the meeting to order at 12:03pm MT.

Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy	Ballot Received
WC101 - James & Deepa Lounsbury	4.10%	Y		
WC102 - Coates	2.90%			Y
WC108 - Buchanan	1.05%	Y		
WC109 - Buchanan	0.60%	Y		
WC201 - Kimbrell & Trusheim	4.10%	Y		
WC202 - Joseph & Mary Derr	2.95%	Y		
WC203 - Julie & Lance King	2.90%	Y		
WC204 - Marston and Fitzpatrick	2.85%	Y		
WC207 - Schmidt & Bredsdorff	4.10%			Y
WC301 - Stelzer	4.15%	Y		
WC302 - Rogers	3.00%	Y		
WC304 - Barbara Amstutz	2.90%			Y
WC305 - E.C. Prince Properties LLC.	2.90%			
WC306 - Moore	2.15%		Jeff Sloss	
WC307 - Sloss	4.10%	Y		
WC401 - Samuel & Julia Thompson	4.20%			Y
WC402 - Alison & Kyle Vance	5.40%	Y		
WC403 - Charapata	5.40%	Y		
WC404 - Karen Lauren Kristen, LLC	2.95%			Y
WC405 - Webb	2.95%			Y
WC406 - Pharamond	2.20%	Y		
WC407 - Pharamond	4.15%	Y		
WC504 - Lucas & Brooke Brown	5.40%			Y
WC505 - Mt. CBRagan, LLC	5.40%			Y
WC506 - Lypps	2.25%			Y
WC507 - Sprowell	4.20%	Y		

A quorum was established with 53.3% of the membership in attendance or represented by proxy, and 33.05% of the ownership had submitted a ballot prior to the meeting.

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

Proof of Notice

Proof of notice was mailed and emailed to all owners on June 4th, 2022 and mailed again on June 10th, 2022.

Proposed Replat Concept

Back Ground Information

J Sloss recapped the Board's intention of selling the spa space to have the proceeds offset some of the future special assessments and expenses. Upon question, J Sloss clarified that the association would not be taking on the remodel responsibility and would sell the space as is. Upon questioning, the Board shared that the potential sales price came from a local broker who evaluated the space. The ownership expressed concern on the sales point and encouraged the Board to get another opinion on price. J Higby asked about fees to get it ready for market. W Bearth explained \$5,000 has been spent on the conceptual plat, and then the plat will need to be finalized after the walls are built.

Proposed Ownership Reallocations, Exhibit A

K Derr asked how the reallocation was calculated. W Kimbrell confirmed the allocation is based on square footage.

Proposed Replat Concept

J Sprowell asked how the new private deck would adjoin to the existing common hot tub deck. W Bearth clarified the patio area has not been plated, just the interior walls. The ownership expressed concern about the patio space not being plated and encouraged the Board to define the patio area location, size, and square footage.

Proposed Unit A110 Boundary Illustration

There were no further questions on the boundary illustration other than including an area outside the entrance as LCE for the new residential space/occupants.

Floor Plan Suggestions

J Sprowell asked if the unit would be allowed or built with a fireplace. J Sloss explained the unit will not be allowed a wood burning or gas fireplace.

Proposed Ownership Allocations Consideration & Vote

J Sloss made the following-

Motion: Perform a roll call vote for amending the ownership allocations
2nd: T Martson
Discussion: None further
Vote: Ownership reallocation did not receive 100% approval from the membership and did not pass

Proposed General Common Element Re-plat Consideration & Vote

Vote not called for upon failure of the ownership reallocation amendment.

Adjournment

D Charapata made the following-

Motion: Adjourn the meeting
2nd: J Sloss
Vote: Unanimous approval

The meeting was adjourned at 1:21pm MT.