

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS
MEETING MINUTES July 24, 2015
400 Gothic Rd. Mt. Crested Butte, CO 81225

Call to Order

Jo Mudd, HOA President, called the meeting to order at 3:30 p.m.

Roll Call/Establish Quorum

In attendance-

Jo Mudd

Wanda Kimbrell

Anne Pharamond

A quorum was established, having all 3 Board members in attendance by telephone.

Also in attendance-Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management (CBL)

Reading/Approval of Prior Board of Director Meeting Minutes

J Mudd made the following-

Motion: Waive formal reading and approve the meeting minutes from the July 3, 2015 meeting as submitted by CBL

2nd: W Kimbrell

Vote: Unanimous approval

Old Business

Owner Delinquency Process/Protocol

A Pharamond made the following-

Motion: Amend the bylaws with the addition of the previously approved collection policy

2nd: W Kimbrell

Vote: Unanimous approval

Capital Plan Discussion

The Board discussed the launch of this year's capital plan, which was approved by owners at the July 3rd meeting.

Signage

J Mudd made the following-

Motion: Move forward with the sign proposal from Sign Guys & Gals for \$3,150
2nd: A Pharamond
Vote: Unanimous approval

Lock Change

J Mudd made the following-

Motion: Change out each door knob in the building and key them to a master lock system provided that the Jackson Grade 2 cylindrical lever is recommended for exterior mountain climate applications
2nd: W Kimbrell
Vote: Unanimous approval

Chimney Inspection

A Pharamond made the following-

Motion: Perform a level 1 fireplace and flue inspection in September
2nd: J Mudd
Vote: Unanimous approval

Internet Upgrade

G Benton reviewed 3 proposals for wi-fi upgrades, referred to as the bronze, silver and gold options

A Pharamond made the following-

Motion: Move forward with the gold option installation
2nd: W Kimbrell
Vote: Unanimous approval

Drainage

The Board directed CBL to consult town on the drainage issues on the NE side of the parking lot.

Warning Letter

J Mudd will draft a letter for the Board's review, warning one homeowner to avoid interference with contractors working on the new roof installation.

New Business

Window Replacement Options

CBL will solicit estimates from contractors for window replacement.

Adjournment

J Mudd adjourned the meeting at 4:30 p.m.