

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**September 2, 2020**  
**Conference Call**

**Call to Order**

J Sloss called the meeting to order at 12:04pm MDT.

**Roll Call/Establish Quorum**

In attendance-

Jeffrey Sloss

Wanda Kimbrell

Anne Pharamond

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

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

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

July 3, 2020

A Pharamond made the following-

Motion: Waive the formal reading of the July 3, 2020 meeting minutes and approve as drafted by CBL

2<sup>nd</sup>: J Sloss

Discussion: None

Vote: Unanimous approval

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

A Pharamond made the following –

Motion: Waive the formal reading of the 2019 / 2020 Electronic Vote Log and approve as drafted by CBL

2<sup>nd</sup>: J Sloss

Discussion: None

Vote: Unanimous approval

**Reports**

Financial Recap-A/R

L Friedman reported that one owner is 90 days past due and all other owners are current.

## HOA Meeting Requests

W Bearth reported some flowers were planted around the complex. She reported that the cotton woods are being swept more frequently, but housekeeping is noticing the cottonwoods reappear on the same day after sweeping. She also reported that the grill is being cleaned once a week. G Benton informed the Board of some security camera damage that has been repaired and paid for by the offender. J Sloss shared that an owner is interested in replacing their window and wondering if the HOA is considering replacing windows around the complex.

## **Old Business**

### Fireplace Considerations

#### Winterizing

A Pharamond made the following-

- Motion: Direct CBL to hire Rick Church to close the flues
- 2<sup>nd</sup>: W Kimbrell
- Discussion: CBL will contact Rick Church to close the flues until repair or demolition is made. CBL will contact the fire department and notify owners.
- Vote: Unanimous approval

### Replacement

W Kimbrell informed the Board a heating and gas company will be coming to walk around Wood Creek to estimate a gas fireplace replacement cost. The Board discussed self-supporting flues for wood burning fireplaces. CBL will reach out to the attorney regarding some owners replacing flues and others not. The Board and CBL will continue to research possible repair options. The fireplaces will not be repaired until next spring at the earliest. The Board reviewed the deficiencies noted in the level III inspection completed and would like the report from the level III to be shared with the ownership. The report noted the fireplaces as a hazard.

### Conference Room

J Sloss informed the Board the owners above the conference room requested something be added to dampen the noise. The Board discussed selling the space to a contractor for them to remodel and resell. CBL will contact the builder that bid on the project through Ben White for more detail.

### Committee

S Bearth reported there are 3 owners that have expressed interest in being on the committee. CBL will solicit contractors to bid on the project.

## **New Business**

### Annual Audit Consideration for Line of Credit

W Kimbrell informed the Board that the association has to have an audit every year to keep their line of credit open. The Board would like to keep the line of credit open.

Drain Snaking Consideration

G Benton recommending having Al's backhoe camera the lines and flush them out. CBL will hire Al's Backhoe to flush the lines and camera them after the ski season.

**Establish Date of Next Meeting**

The next meeting will be held on October 14<sup>th</sup>, 2020 at 12pm MDT.

**Adjournment**

The meeting was adjourned at 1:36pm.