

**Wood Creek Condominiums Owners' Association**  
**BOARD OF DIRECTORS**  **MEETING AGENDA**  
**January 13, 2021 ~ 12pm MST**  
**Zoom and Call In**

**Call to Order**

J Sloss called the meeting to order at 12:06pm.

**Roll Call/Establish Quorum**

In attendance-

Anne Pharamond

Jeff Sloss

A quorum was established with 2 Board members in attendance.

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

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

November 18, 2020

J Sloss made the following-

Motion: Waive the formal reading of the November 18, 2020 meeting minutes and approve as drafted by CBL

2<sup>nd</sup>: A Pharamond

Vote: Unanimous approval

**Reports**

Financial Report

W Bearth reported that December 2020 financials are almost complete and will be sent to the Board in a few days.

Manager Report

S Bearth reported that a new round of grant applications has opened for electrical charging stations, leading us to believe the application was not approved. She informed the Board that ChargePoint had reached out and offered to prepare a proposal and would help fill out the application if we chose to apply again. The Board directed CBL to have ChargePoint come out and prepare a proposal for electric vehicle charging stations. N Sledge reported that the fire suppression system had a failure awhile back with the air compressor, and the air compressor was replaced with a fire safety system rated compressor.

### Line of Credit

W Bearth reported that Community Banks wouldn't give a line of credit without a budget for how the funds would be spent. W Bearth reached out to all the local banks and was not able to find a willing lender. The Board discussed what their priorities for a loan might be including flues, parking lot and the conference room.

### **Old Business**

#### Fireplace Replacement

A Pharamond made the following-

- Motion: Direct CBL to get a bid for replacing the wood burning fireplaces from Rick Church and direct J Sloss to get bids from Inside and Outside
- 2<sup>nd</sup>: J Sloss
- Discussion: J Sloss reported that Inside and Outside believes they can move the firebox over a bit to meet manufacturer requirements. J Sloss also reported that he has been informed that another contractor believes he can drop a sleeve down the flue to repair. The Board discussed trying to cover the cost of flues from the sale of the conference room but will determine how to fund the project after bids are received. The Board discussed other properties on Mt. Crested Butte that have had to condemn or repair fire places.
- Vote: Unanimous approval

A Pharamond made the following-

- Motion: Prioritize the fireplace flue repair and replacement for the upcoming capital projects
- 2<sup>nd</sup>: J Sloss
- Discussion: The Board will adjust the priorities if needed
- Vote: Unanimous approval

#### Conference Room: Attorney Update

W Bearth reported that the association would have to amend a clause in the Declaration to allow the association to sell the common space. The Board directed CBL to have legal counsel draft the amendment and hire a surveyor

### **New Business**

*Pending*

#### **Establish Date of Next Meeting**

The date of the next meeting will be determined via email.

#### **Adjournment**

A Pharamond made the following-

- Motion: Adjourn the meeting

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

Vote: Unanimous approval

The meeting was adjourned at 1:05pm.

DRAFT