



**Wood Creek Condominiums Owners' Association  
Annual Meeting July 3, 2015  
400 Gothic Rd. Mt. Crested Butte, CO 81225**

**Meeting Minutes**

**Call to Order**

Jo Mudd, HOA Vice President, called the meeting to order at 12:30 p.m.

**Roll Call/Establish Quorum**

|   |  |
|---|--|
| WC101 - Worthington                       | Absent   |
| WC102 - Gunn                              | William & Lorena in attendance                           |
| WC103 - McElroy                           | Janice McElroy in attendance                             |
| WC108 - Hensley & Pateon                  | Bill Hensley in attendance                               |
| WC109 - Hensley & Pateon                  | Bill Hensley in attendance                               |
| WC201 - Kimbrell & Trusheim               | Wanda Kimbrell (Sec/Treas) & Jeff Trusheim in attendance |
| WC202 - Weston                            | Elaine Weston in attendance                              |
| WC203 - Johnson                           | Jeff Johnson in attendance                               |
| WC204 - Marston and Fitzpatrick           | Absent   |
| WC205 - Casey                             | Ray Casey by telephone                                   |
| WC206 - Grote                             | Absent   |
| WC207 - Anderson                          | Absent   |
| WC301 - Woodcreek 301, LLC                | Absent   |
| WC302 - Rogers                            | John Rogers in attendance                                |
| WC303 - Grote                             | Absent   |
| WC304 - Sullivan                          | Absent   |
| WC305 - Hoenscheidt                       | Jim & Beth Hoenscheidt in attendance                     |
| WC306 - Foerch                            | Absent   |
| WC307 - Cleary                            | Michael & Kristina Cleary in attendance                  |
| WC401 - Durling, Henson, O'Farrell, Coffe | Absent   |
| WC402 - Ford                              | Proxy to Wanda Kimbrell                                  |
| WC403 - Suarez                            | Proxy to Jo Mudd proxied                                 |
| WC404 - Kindelsperger                     | Ron Kindelsperger in attendance                          |
| WC405 - Mudd                              | Jo Mudd (VP) in attendance                               |
| WC406 - Pharamond                         | Anne Pharamond in attendance                             |
| WC407 - Pharamond                         | Anne Pharamond in attendance                             |
| WC504 - Harrison                          | Judy & Robert Harrison in attendance                     |
| WC505 - Willings                          | Russell Willings by telephone                            |
| WC506 - Lypps                             | Aaron Lypps in attendance                                |
| WC507 - Kerr                              | Charles Kerr by telephone                                |

A quorum was established with 66.40% of the membership in attendance or represented by proxy.

Also in attendance-

Wanda Bearth, Grant Benton and Lee Friedman from Crested Butte Lodging & Property Management (CBL)

### **Proof of Notice**

Proof of notice was included in the meeting packet.

### **Reading/Approval of Prior Meeting Minutes**

J Mudd made the following-

- |                   |  |
|-------------------|--|
| Motion:           | Waive formal reading of the July 3, 2014 meeting minutes and approve as submitted by CBL |
| 2 <sup>nd</sup> : | W Kimbrell   |
| Vote:             | Unanimous approval   |

### **Reports**

Manager's Report

CBL reported the following-

### **Work and Special Projects Completed**

New Rules and Regulations were adopted 9/16/2014.

#### 2014 Spring Capital Project

- Elevator remodel completed.
- Mechanical Room - Water leak repair is completed and fire rated doors are installed.
- Lobby - The painting has been completed and the fireplace and flooring are completed.
- Fire Alarm System - Simplex-Grinnell has upgraded the system.
- Lighting - the exterior lights and new door numbers were installed in May. Since then we have been replacing the stock halogen bulbs with LED bulbs.
- Fire Pit – installed and working.

#### Hot Tub and Sauna

- New cover for the hot tub was purchased and installed.
- Soap dispensers are installed (donated by CBL).
- Auto feed towel dispensers (donated by CBL) are installed.
- Paint touch up around the hot tub mechanical room.
- New sand for the hot tub filter was installed.

#### Landscaping

- Lawn-thoroughly de-thatched in May, sprinkler heads adjusted.
- Gardens-CBL has completed planting and mulching. Some of the gardens were dug up (ditch-witched) to facilitate the gas line in 2014. We were able to work with a shoe-string budget by transplanting from other areas of the property. We're happy to report that the large majority of new plantings survived the winter! We've installed an irrigation system running under the decking for the care of the courtyard gardens.

## Emergency Efforts

- CBL has responded to numerous complaints regarding the elevator. Your reports to us regarding its functionality are critical. The elevator work is warranted, and we've worked with the contractor steadily.
- In January, a main water line sprung a leak, affecting the lobby and the riser room. Fortunately, CBL staff was on-site at the time and the damage was limited to the repair of the line.
- In May, a fire suppression line in the lobby began to drip. Our afterhours crew responded within 10 minutes, a temporary repair was made and contractors replaced the pipe shortly thereafter.

## **Wood Creek Lodge – 2015 Projects**

### 2015 Capital Project

- The sloped metal and flat membrane roof is underway and will be completed soon.
- Painting of roof fascia and replacement of fascia (as needed) will be completed with the roof work.
- All handrails in the common areas and the unit balconies will be painted.
- Per insurance audit we are adding wire panels to all common area and unit balcony rails in the summer of 2015 after the painting is completed.
- Six of the supporting columns will be shored up, per the Engineer's recommendation.
- In 2014, by direction of the Board, WCL purchased a security camera system, and in 2015 we added another camera in the lobby. Completed.
- CBL will be asking the WCL Board to review and vote on an internet upgrade that, at other HOA's, now has an average of 30mg download and 30mg upload. W Kimbrell polled the owners. 9 owners were in favor of upgrading, 3 were not.
- CBL has been working with the BOD and independently to recover delinquent revenues. Significant progress in actual collection and repayment efforts will be disclosed at the meeting.

Questions fielded from the membership following the report included a request to add owner email addresses to the website. W Bearth will send an authorization form to each owner.

### **Financial Report**

W Kimbrell reviewed the prior year's (6/30/14) audited financial statement. W Bearth has posted it to the association's website. W Kimbrell summarized the report. Regular operating expenses are running \$13,525 over budget and while the HOA has cash available, it will not be enough to cover the 2015 projects, especially given the likelihood of delinquencies from owners.

### **Old/Unfinished Business**

Water Heater Replacement-9/16/14 Rule. CBL will obtain an estimate for water heater replacements, with a quantity discount, as a number of them are reaching 12 years old soon.

108/109-The owner asked the group to consider his request for approval to begin using his commercial spaces as residential units. Two plans were presented: a plan involving modifying the fire suppression system in the lobby to allow for egress from the unit and another plan making egress by adding a door or window on the northwest side of the building.

M Cleary made the following-

Motion: Entertain a modification to the structure to accommodate an egress for units 108/109 through the northwest side of the building.  
2<sup>nd</sup>: R Kindelsperger  
Vote: The motion did not pass

M Cleary made the following-

Motion: Entertain a modification to the fire suppression system in the lobby and hallway to create egress for 108/109  
2<sup>nd</sup>: J Mudd  
Vote: The motion was passed by a majority vote of the owners

B Hensley, the owner of 108/109, will be required to return to management with stamped plans no later than 60 days from the day of the meeting for review and possible final approval from the homeowners.

### **New Business**

2015-16 Proposed Budget –W Bearth and W Kimbrell presented the operating budget.

M Cleary made the following-

Motion: Approve the 2015-16 operating budget as presented  
2<sup>nd</sup>: W Kimbrell  
Vote: The motion was passed by a majority vote of the owners

Future Capital Projects-SGM is working on solutions to the drainage issue in the northeast corner of the parking lot, which is damaging the area near the dumpster. The Board and CBL will look for options for windows, per the recommendation by SGM that many are in need of replacement.

Capital Plan-the 10 year plan was discussed.

W Kimbrell made the following-

Motion: Accept the capital plan as presented and proceed with the remaining work budgeted for 2015 and 2016  
2<sup>nd</sup>: A Pharamond  
Vote: The motion was passed by a majority vote of the owners

A Pharamond made the following-

Motion: Fund the remainder of the 2015-16 capital work with a \$70,000 special assessment due August 31, 2015 and another \$60,000 due March 31, 2016  
2<sup>nd</sup>: R Kindelsperger  
Vote: The motion was passed by a majority vote of the owners

**Unscheduled Business**

Deck Extension Request-J Mudd polled the group, at R Casey's request, regarding his interest in extending his unit's deck. The group did not support the request.

Bylaws Article VI, Section 5-The Board will review this section of the bylaws, regarding property management approval.

Dues-J Mudd led a discussion about adjusting dues, to correct what some see as a disproportion for the owners of larger units. No action taken.

**Board of Directors Election**

Two owners, Aaron Lypps and Anne Pharamond, expressed interest in serving a 3 year term on the Board of Directors. J Mudd allowed each to address the group, prior to the vote which was taken by secret ballot.

A Pharamond was elected by majority vote of the owners.

**Establish Date of Next Meeting**

It was agreed, by a show of hands, to hold the next annual homeowners meeting on July 3<sup>rd</sup>, 2016.

**Adjournment**

J Mudd adjourned the meeting at 4:15 p.m.