

Meeting Minutes
Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS MEETING
March 22, 2023 ~ 1:30 p.m. MT
Conference Call

Call to Order

J. Sloss called the meeting to order at 1:32 p.m. MT

Roll Call/Establish Quorum

In attendance:

Jeff Sloss

Wanda Kimbrell

Dustin Charapata

A quorum was established with 100% of the board members in attendance.

Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management (CBL).

Reports

-Financial Report

W. Bearth noted there are owners late on payments, and the deadline for setting a payment plan is approaching. If there's no acknowledgement of the payment plan, further legal action can be taken against said delinquent owner.

-Manager's Report

-SGM-Schematic Design

W. Kimbrell inquired about SGM and Jerry regarding the plans. Jerry reported he would have plans to Crested Butte Lodging by mid-March, but we've seen nothing from SGM so far. M. Hart offered to talk with Bill Barvitski from Trout Creek Engineering to discuss engineering of Wood Creek retaining walls, or alternate engineering contacts.

-Luggage Carts/Hot Tub/Other

M. Hart reported that the luggage carts are out for delivery today, and will be delivered and assembled within the next 2 days. J. Sloss requested the extra luggage cart be moved to the back room for firewood hauling. The hot tub is back to working normally, and will be at optimum temperature once the heaters have been dialed in. Graeme with CB Hot Tub will come to look at the men's room sauna to determine what's needed to get it working.

Old Business

-Insurance

The Board discussed what kind of insurance coverage would be appropriate to make sure Wood Creek owners have the coverage they need in the event of a catastrophic loss. W. Bearth clarified that Wood Creek currently has 'all-in' insurance, but they may want to revisit the amount of coverage the HOA carries for cost per sq/ft. She discussed how the insurance claim process works when a loss is experienced by an HOA, and how the subrogation process works. She reported that she had calculated \$600 per sq/ft based on what's being paid currently.

-Insurable Value

W. Bearth asked the board if they want to write an amendment eliminating the annual insurance review requirement.

-Declaration Section 20 Amendment Consideration

W. Bearth explained the difference between 'walls-in' insurance and 'bare walls' insurance, and the need to amend the language in the declarations to better reflect the HOA's current insurance needs, and to prevent possible misunderstanding or misinterpretation by an insurance company when it comes to making a claim. The board agreed to table the issue until there could be a discussion with homeowners at the annual HOA meeting.

-HOA Requirement for Property Coverage

W. Bearth agreed to ask the insurance agent for a bare walls quote for the board, and whether or not the blanket coverage would apply to a partial loss scenario.

New Business

J. Sloss raised a concern about a unit in the complex that has an electric insert installed in the existing fireplace, and no heat shield installed. This raises the possibility of the owner removing the electric insert, and using the fireplace without the heat shield installed. J. Sloss will send CBL a master list of what type of firebox, and size flue connection each unit has. He also brought up R. Casey and his unit regarding potential water damage in his unit due to the snow buildup against the window. He has asked R. Casey to reach out to CBL if there is any damage to his unit believed to be associated with the excess snow around his windows and deck. The board discussed the issue of unregistered dogs being seen very frequently in the complex, and the potential liability issues the HOA could face as a result of an issue with a dog and guest/renter/owner.

D. Charapata made the following-

- Motion: Have CBL write a motion to be considered electronically that rewrites the language in the rules to place responsibility on unit owners for unregistered dogs, and creates a rule requiring renters to report their dog's vaccine records and registration to the HOA before checking in.
- 2nd: J. Sloss
- Discussion: Unregistered dogs are becoming a problem for the HOA, and the board discussed what could be done to curb the problem and lessen the liability

for the HOA. D. Charapata mentioned that the owners could charge another \$50+/night to allow an animal in the HOA. He requested clarification on the ability to fine unit owners and the ability of owners to challenge CCIOA law regarding the fine, and the 72-hour window to remedy any issues before fines can be levied against offenders. W. Bearth clarified that owners would have 30 days to cure a nuisance such as a dog. 72-hour right-to-cure window only applies to safety issues. The board pivoted to the idea of changing the rules and regulations to place the weight of responsibility on the unit owners who don't appropriately follow the rules.

Vote: The motion passed unanimously.

-Declaration Amendment, Section 19

W. Bearth suggested rewriting the language of the section to better reflect the HOA's current practices. The HOA's recently approved collection policy section of the governing policies directly conflicts with the current HOA actions of assessing quarterly (new collection policy states monthly, rather than quarterly). She also suggested allowing M. O'Loughlin to rewrite the entire declarations to better reflect the HOA's current situation. D. Charapata agreed to ask what his firm would charge to rewrite the declarations, and report back with some figures.

-Conference Room Repurpose-Lockers?

J. Sloss shared his thoughts on turning the conference room into a repurposed locker room either for the purpose of personal storage, or revenue generating storage. Each owner would pay a one-time cost to install and set up the lockers, or rent it monthly based on their preference. D. Charapata agreed with the idea of renting out the lockers to generate revenue for the HOA. W. Bearth let the board know that M. O'Loughlin verified it's legal for the HOA to rent the lockers if that's the way the HOA wants to go. Board discussed the limitations of owners to rent excess units, or at least allowing a window for other unit owners to decide on whether they'd like to rent one for the year or pass until the next year. Protection for the flooring inside the conference room would have to be considered. W. Bearth will get M. O'Loughlin rolling on the language for the declaration change in time for the BOD meeting on May 17th.

Establish Date of Next Meeting

The next BOD meeting is scheduled for Wednesday, May 17th at 12:00pm MT.

Adjournment

The meeting was adjourned at 3:43pm MT.