

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS
MEETING MINUTES February 9, 2022
Conference Call

Call to Order

J Sloss called the meeting to order at 12:02pm MT.

Roll Call/Establish Quorum

In attendance-

Jeffrey Sloss

Wanda Kimbrell

Dustin Charapata

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

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

Reading/Approval of Prior Board of Director Meeting Minutes

October 6, 2021

D Charapata made the following-

Motion: Waive the formal reading of the October 6th, 2021 meeting minutes and approve as drafted by CBL

2nd: W Kimbrell

Vote: Unanimous approval

Reports

Financial Report

W Bearth informed the Board that January financials will not be ready until about February 15th or so. As of December 31st, the association had \$121,859 in available cash. Fiscal year to date, the association collected \$106,063 in operating expenses and has spent \$126,815 in expenses. Due to snow fall slowing down, W Bearth believes the budget will even out over the rest of the fiscal year.

Manager's Report

S Bearth reported that the repair in unit 102 is complete and the sewer line that caused the issue has been replaced. S Bearth informed the Board that the hot tub heater has been repaired and will speak with the weekend care taker to make sure the scum line is being addressed. She reported that the fire panel was tested today and passed with all systems normal. W Bearth

reported that the sprinkler heads are almost 50 years old, and at that age fire code requires them to be replaced. CBL will get a bid and add the sprinkler heads to the capital plan.

D Charapata made the following-

- Motion: Direct CBL to file an insurance claim for the damage repair completed in unit 102
- 2nd: W Kimbrell
- Vote: Unanimous approval

Old Business

Parking Lot & Retaining Wall Progress

The Board reviewed SGM's proposal and would like to see parallel parking spots along the porte cochere instead of angled parking spots. W Bearth mentioned that 4 spots could be gained by the handicapped space, but some of the lawn will have to be excavated. The Board was in favor of adding these spaces, depending on the effect on the trees. The Board discussed removing the concrete curb around the parking lot from the proposal, relocation of the dumpster pad, expanding the size of the lot, and adding stairs by the retaining wall. CBL will share the Board's ideas with SGM so they can draft a new proposal for the HOA. CBL will inquire with SGM about soil testing to see if the concrete pad is necessary for the dumpster. The Board discussed the priority and scope of work of the retaining walls.

Plat Amendment Progress/Next Steps

W Bearth informed the Board that SGM has collected the necessary items to redraw the plat, but it's not complete yet. The Board discussed amending the declaration to have each unit's vote equal their ownership percentage.

Fireplace/Flue Replacement Project

J Sloss shared that the fireplace contractor thinks that a steel order is about 8 weeks out. W Bearth reminded the Board that a declaration amendment would be required to allow individual owners to take responsibility for flue maintenance. The Board discussed the pros and cons of amending the flue responsibility. The Board did not come to an agreement at this time.

D Charapata made the following-

- Motion: Temporarily adjourn the meeting to be resumed on Friday, February 11th at 9am MT via zoom with attorney, Michael O'Loughlin.
- 2nd: W Kimbrell
- Vote: Unanimous approval

Adjournment

J Sloss adjourned the meeting at 2:35pm, until 9:00 a.m. MT Friday, February 11, 2022.

J Sloss called the meeting back to order at 9:03am MT on Friday, February 11th, 2022.

Continued Business

Fireplace/Flue Replacement Project

The Board discussed potential liability of allowing owners to have maintenance responsibility of a common element in the association with legal counsel. The Board also discussed voting rights and percentages with legal counsel. M O’Loughlin will draft an amendment on changing voting rights to correspond with ownership percentage for the Board to review.

D Charapata made the following-

- Motion: Close the discussion of allowing individual owners to take maintenance responsibility of the flues and proceed as the current governing documents dictate
- 2nd: W Kimbrell
- Vote: Unanimous approval

To move forward with the flue replacement project, W Bearth advised the Board that the budget will need to be updated and presented to owners again. J Sloss will get an updated bid from the contractor on the fireplace replacement project and the Board will review and vote on the amended budget via email.

Adjourn

D Charapata made the following-

- Motion: Adjourn the meeting
- 2nd: W Kimbrell
- Vote: Unanimous approval

The meeting was adjourned at 9:58am MT.