

**Wood Creek Condominiums Owners Association**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**MINUTES March 22, 2017**  
**400 Gothic Rd. Mt. Crested Butte, CO 81225**

**Call to Order**

Claire Sprowell called the meeting to order at 3 p.m. mountain time.

**Roll Call**

In attendance-

Ray Casey, 205 unit owner

Carrie Dugan

Wanda Bearth and Grant Benton, Crested Butte Lodging & Property Management

Attending by telephone-

Clare Sprowell, HOA Vice President

Wanda Kimbrell, HOA Secretary/Treasurer

**Agenda Item**

Unit 205 illegal deck modification-The meeting was requested by R Casey in response to the HOAs March 9<sup>th</sup> letter directing him to restore 205's deck to its original condition. The deck railings have been cut in order to install a gate.

R Casey asked the Board to consider allowing the deck remodel to remain, adding that the structural integrity has not been harmed. C Sprowell advised of the legal precedent that would result. She furthered that the HOA cannot allow exterior renovations to common elements because it is in violation of the operating documents and such a decision would open the 'floodgates'.

W Kimbrell added that once the Board makes an exception, every other situation would be questioned.

C Sprowell made the following-

Motion: R Casey must contact Cowboy Steel to request a letter with copies to Board members and management by March 31, 2017, detailing the date by which the deck and railing will be returned to the original state; June 30, 2017, is the latest allowable deadline for completion of the repair; fines will begin on July 1, 2017 for failure to meet that deadline.

2<sup>nd</sup>: W Kimbrell

Vote: Unanimous approval

C Sprowell made the following-

Motion: Adjourn

2<sup>nd</sup>: W Kimbrell

Vote: Unanimous approval

The meeting was adjourned at 3:45 p.m.