

Wood Creek Condominiums Owners' Association
BOARD OF DIRECTORS
MEETING MINUTES July 3, 2016
400 Gothic Rd. Mt. Crested Butte, CO 81225

Call to Order

Anne Pharamond called the meeting to order at 1:15 p.m.

Roll Call/Establish Quorum

In attendance-

Anne Pharamond
Wanda Kimbrell
Clare Sprowell

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

Also in attendance-

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

Elections of Officers

A Pharamond made the following-

Motion: Elect Anne Pharamond as President, Clare Sprowell as Vice
President and Wanda Kimbrell as Secretary/Treasurer
2nd: W Kimbrell
Vote: Unanimous approval

Reading/Approval of Prior Board of Director Meeting Minutes

A Pharamond made the following-

Motion: Waive formal reading and approve the meeting minutes from the
July 24, 2015 and March 8, 2016 meetings as submitted by CBL
2nd: C Sprowell
Vote: Unanimous approval

Reports

W Bearth reviewed the account receivable report with the Board.

Old Business

Dog bite-2 people have been bitten on 2 separate occasions by a dog that is in unit 108. The Board will send a letter demanding that the dog be kenneled if it is to be left alone.

Stucco work-The Board completed a detailed inspection of the work recently completed. CBL will forward the resulting 'punch list' to the contractor.

New Business

Operating and Capital Budget Discussion and Consideration for Approval

A Pharamond made the following-

Motion:	Accept the operating and capital budget, as submitted.
2 nd :	C Sprowell
Vote:	Unanimous approval

Unscheduled Business

Unauthorized deck remodel-CBL will draft a letter for the Board's review regarding the unauthorized deck remodel that has been performed on 205.

Adjournment

The meeting was adjourned at 2:30 p.m.