

**Wood Creek Condominiums Owners’
Association
Board Of Directors Meeting Minutes
Wednesday, June 10th, 2026 ~ 8am MT
Conference Call**

Call to Order

J Sloss called the meeting to order at 8:01am MT.

Roll Call/Establish Quorum

In attendance-

Jeff Sloss
Lauren Noon
Joe Higby

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

Also in attendance, Sierra Bearth & Aldie Berezowskyj Crested Butte Lodging & Property Management, Inc staff (CBL).

Reading/Approval Prior Meeting Minutes

L Noon made the following –

Motion: Waive the reading of the May 28, 2026 meeting minutes and approve as drafted
2nd: J Sloss
Discussion: None
Vote: Unanimous approval

Reports

Manager’s Report

S. Bearth shared Resort Internet has completed work with exception unit 401 due to inability to access unit. We can call Resort Internet support as soon as updated access is received to fully finish project. Additionally, Spectrum is starting next week to get their portion of project completed.

J. Sloss would like to give the owners option of CBL or owner replacing their mesh fasteners to metal zip ties.

J. Sloss requesting the other side of the Wood creek sign to get painted.

Financial Report

Reviewed at prior meeting.

Old Business

Roof Update

S. Bearth shared that the roofing crew was up there and found several seams in bad condition. They've repaired all bad seams found as part of warranty. Drainage issues were a found to be a design flaw and as such are not cover under warranty. CBL is going to ask roof shovelers if they've seen pooling before this year to determine if this is this a new issue or has it been ongoing for years.

New Business

Proposed Operating Budget

S. Bearth shared the 2% dues increase was inputted, as noted from change to budget from last meeting. There was \$50 removed off snow removal to balance out budget. Otherwise, everything remained as previously discussed.

J. Higby made the following –

Motion:	Approve the operating budget with 2% dues increase effective July 1, 2026
2 nd :	L Noon
Discussion:	None
Vote:	Unanimous approval

Proposed Capital Budget

S. Bearth shared that she revamped the presentation of capital budget. Including paint into capital every year as preventative painting to get more life out of wood.

S. Bearth shared that the Trex decking in the courtyard around hot tub and BBQ and firepit are an upcoming project, though not this fiscal year. Additionally, the railings along hot tub deck and BBQ area would need to be removed to replace the decking.

J. Sloss shared that when hot tub gets replaced, Trex would also likely need to be ripped up to facilitate potential new size of hot tub. S. Bearth moved Trex decking replacement, railing replacement, and hot tub replacement to same year of 2031.

S. Bearth share followed up on parking lot from last meeting, she spoke to United representative. They also agree that the lot is beyond maintenance, due to alligating and size of cracking. This is the same as Seal Co's report. They recommend to start planning for replacement. No quote yet received on replacement. J. Sloss wants to present to membership annually that this is an upcoming project.

S. Bearth shared that CBL compiled south retaining wall estimate with includes a breakdown of reasonable rates of labor, material, removal for locally available sources. If committing to this, would have contractors come in and bid on this. This estimate would be a like for like replacement. The Board discussed getting information on replacing with alternate material such as stucco or stone. Pushed out to next year and increased cost.

Updated the budget to including the mill and replacement of the parking lot in 2032, \$20,000 for next year for south entrance retaining wall looking into stucco versus rock replacement with landscaping design company, updated lobby upgrade to \$5,000. This leaves a contingency in the budget. This would make total spending just over \$30,000 and remaining fund to be used to build up in capital for parking lot.

J. Sloss made the following –

Motion: Approve the capital budget with edits made during this meeting.
2nd: J. Higby
Discussion: None
Vote: Unanimous approval

S. Bearth shared that she sends out just annual and capital budget to ownership.

Unscheduled Business

None

Establish Date of Next Meeting

The next Board meeting is scheduled for Saturday, June 27, 2026 at 9:30am MT.

Adjournment

The meeting was adjourned at 9:20am MT.