

Woodrun V Community Association

Board Meeting – January 22, 2025, 2:30PM MST

Woodrun V, Snowmass Village, Colorado

-Minutes-

Board Members by Zoom: Lawrence Kaplan, Mike Brizel, Deb Marriott, Steve Bernstein, Jeff Petersmeyer, Candance Chemtob, Donna Baker.

Paul Taddune (Legal), Danny Sullivan (Lawyer) Jorge Membreno (Halcon) was also present via zoom
Staff Members present: Kipling Gomez, Sherrill Olson, Ruben Flores, Misty Richardson.

Owners present: Julianne Beckerman, Jean Tucker, Pat Warrington, Bo Hyde, Nancy Boulden, Mauricio Prieto, Juan Luis Prieto, Steve Eitel, Malusa de la Vina, Ana Bustillos.

Call to Order

The meeting was called to order at 2:30pm MT by Deb Marriott

2.0 Minutes

The Board meeting minutes for December 13, 2024, were unanimously approved by the board.

2.1 Old Business:

Paul Taddune provided a report on the arrears for assessments for Units #3 and #12. Paul submitted a memorandum dated January 17, 2025, which states that Unit #3 is in arrears for \$49,253.03 as of January 15, 2025. Unit #12 is in arrears for \$56,763.84. Paul mentioned that any requests for documents were electronically made available by the Manager during the Thanksgiving holidays for Mr. Sullivan and his clients to review. Mr. Sullivan confirmed that he received about 94 documents. He mentioned some documents were difficult to open. Mr. Sullivan stated he has reviewed the information and was able to access the electronic documents. Mr. Sullivan believes that some documents are still missing or do not exist. Mr. Sullivan raised concerns about the cost of \$2MM for the roofing project. Mr. Sullivan also mentioned that meeting minutes were missing. The Board President offered to provide videos that pertained to the roofing project to Mr. Sullivan for review.

Halcon was present for the meeting and answered questions from owners about the project. Unit 4 questioned if Halcon is liable for any damages that occur during the winter season given there is no new roofing material in place. It was suggested by one owner that Halcon's liability insurance limits are lower than they should be and should be reviewed, and potentially raised. The Board asked where the materials are currently located which will be used to complete the phase in April 2025. One owner mentioned that the contract does not have a penalty clause.

Insurance costs were reviewed and repayment to WRV was considered. Misty Richardson, the accountant for the association, mentioned that the insurance payment would fall under the regular assessment line because it is an operating expense. Misty also suggested the first quarter assessments were during the old assessment amounts and before the budget was ratified. Now that the budget **has** been ratified, a process of a true up to make up on the difference all at once was presented. Another

option included totaling the differences on the next quarter invoices and the 3rd and 4th quarter would be as normal. The other approach considered is to spread the cost through each of the next 3 quarters. The Board voted unanimously to pay the amount due all at once.

The valet policy was discussed. The Board recommended changes to the policy. The policy's addition consists of all parking spots in Phase I and Phase II units should be used for loading and unloading zones only and up to 30 minutes. A Board member mentioned that there are still vehicles driving the wrong way on the road next to the WRV office. Additional signage was suggested. One Board member suggested having a key vault near the carport for owners and the valet would be provided with specific codes. An owner questioned whether there could be parking within the cul de sac, thinking there is room to park there. It was proposed to review with the Fire Marshall. The Board chose to review the valet matters in a future board meeting.

The use of heat tape and electrical panels were discussed. An electrician inspected the heat tape and addressed the issue with the panel for unit #4. An email would be sent out to all Owners suggesting having an electrician come out to inspect the electrical panels and upgrade panels as needed.

The bulk agreement from Comcast was discussed. The Board requested additional communication be sent to Owners about the cancellation and to investigate a bulk agreement for internet.

The Sales and Marketing director (Sherrill Olsen) emphasized that winter rentals are pacing behind for the winter season as of January by \$9K overall compared to last year, which is consistent with other market competitors. Sherrill cited a great deal of international travelers. She cited 70% of WRV guests are international and 80% of these renters are repeat renters.

New Business:

New owner's portal is close to being launched. The portal will be the location for all Board minutes, by law and regulations.

Adjournment: Meeting adjourned at 4:36pm and went into Executive Session pursuant to C.R.S. 38 (4) (b): Consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client in connection with outstanding unpaid assessments and matters relating thereto.

The meeting was continued to 2/18/2025 and went to open session. The Board voted upon separate motions to refer each of the delinquent assessments for the two property owners who did not respond to prior notices and demands for payment and to engage legal counsel for such purpose to be monitored by Paul Taddune, Deb Marriott, & Kipling Gomez and to exercise all available remedies. The motions made for each owner passed unanimously by 5 board members who were present. The meeting was adjourned at 1:20 pm MTN.