

Woodrun V Community Association

Board Meeting – March 26, 2025, 2:30 pm MST

Woodrun V, Snowmass Village, Colorado

-Minutes-

Lawrence Kaplan and Mike Brizel are board Members in person; Deb Marriott, Steve Bernstein, Jeff Petersmeyer, and Candance Chemtob are board members via Zoom; Donna Baker is not present. Staff members present include Kipling Gomez, Sherrill Olson, Ruben Flores, and Misty Richardson.

**Call to Order**

The meeting was called to order at 2:33 pm MT by Deb Marriott

**2.0 Minutes**

The board unanimously approved the Board meeting minutes for January 22, 2025.

**2.1 Old Business:**

The roofing project was discussed. We have hired a project manager to oversee the roofing project. The GM proposed having the project completed through the summer so that the project is not rushed, and the quality of the roofing project is ensured. The board brought up the discussion on how many hours a day he would work. The board also asked to provide the project manager with a weekly report. The board unanimously approved to have the roof completed throughout the whole summer.

The valet policy was discussed again. The board tabled the amendment to the valet policy until Fall 2025 to consider options for the key vaults, provide three bids, and add them to the budget for 2026.

Comcast Internet was discussed. The board supported getting a 5-year bulk internet agreement through Comcast. The board approved bulk internet service, and owners are paying for their cable.

Misty discussed the P&L budget in detail. All budget information was up to January 2025. The Community Association's balance sheet was thoroughly discussed. Misty mentioned that three units have not paid their assessments. Misty noted that A/R is in good shape. Misty went into detail on the reserves.

The board paused to go into Executive Session to speak on legal topics for 40 minutes.

The board reopened the open board session.

Mike Brizel commented on a discrimination charge by a former employee against Woodrun V. The particulars were sex discrimination, sexual harassment, and retaliation. Woodrun V retained counsel who is skilled in defending these types of charges. Mediation occurred between both parties. The mediator was from the Colorado Civil Rights agency. Mediation was not successful. A position statement will set forth our defense to the charge on or before April 14th. Mike mentioned that the charges are lacking in merit and will aggressively defend against them.

Ruben mentioned that no seasonal cleanings will occur during the summer season. Projects will be completed during the summer, and touch-up painting and flower planting will occur. We are also going to post Wrong Way signs.

Sherrill mentioned that rentals were flat compared to last year. December and April were down, while January, February, and March were up. Sherrill is driving more direct bookings and providing 10% discounts. Repeat business is at 51%, which is solid.

## **2.2 New Business**

Electrical panel inspections were discussed. Three bids were provided to the board, which approved having Littell Electric conduct the exterior panel inspections. It was discussed that each owner will be billed separately. The board voted to mandate that Woodrun V absorb the bill for the common areas. The inspection must be done due to safety and fire concerns.

A discussion was held on improving Woodrun V. The board mentioned doing a better job on Spring Cleaning, regarding weeds, old posts, and consistent painting color. The discussion was made to identify areas for improvement in the welcome center and conference room.

The meeting was adjourned at 5:41 pm MTN