

Woodrun V Community Association

Board Meeting – June 24, 2025, & July 3rd, 2025,

1:00 pm MST

Woodrun V, Snowmass Village, Colorado

-Minutes-

Candace Chemtob was the board member present in person; Deb Marriott, Steve Bernstein, Jeff Petersmeyer, Mike Brizel, and Lawrence Kaplan are board members present via Zoom; Donna Baker was not present. Owners present: Nancy Bouden and Stephanie McCann. Others present: Tyler Dill, Coltex Roofing (project manager), and Michelle Schindler (legal counsel) were also present. Staff members present include Kipling Gomez, Sherrill Olson, Ruben Flores, and Misty Richardson.

July 3rd Board meeting Continuation:

Candace Chemtob, Deb Marriott, and Stephen Bernstein were present at the board meeting. Mike Brizel, Lawrence Kaplan, and Jeff Petersmeyer are board members present via Zoom. Donna Baker was not present.

Owners present: Ana Bustillos, Stephanie McCann, Jean Tucker, Julianne Beckerman & Bo Hyde. Michelle Schindler (legal counsel). Staff members present include Kipling Gomez, Ruben Flores

Call to Order

The meeting was called to order at 1:03 pm MT by Deb Marriott

2.0 Minutes

The board unanimously approved the minutes of the March 26, 2025, board meeting.

2.1 Old Business:

The roofing project was discussed. The project manager, Tyler Dill, went into a deep discussion of how the roofing project is coming along. Tyler addressed the gravel for the backs of roofs. A creek bed type of stone was the best idea to choose from for the back of the roofing project. Tyler mentioned that it was hard to tell if leaks from those back roofs were from the stones or the TPO material. The suggestion was to have a consistent dark color, not jagged, and more round and smaller. Tyler showed pictures of each unit and addressed any small follow-ups that needed to be worked on.

The front door for unit 23 was discussed in detail. The request was made to change the entryway. The discussion was made to propose a swing-out door. The board went into executive session to discuss the door with legal counsel. Discussion was also made with the condensers under the bridge of unit 23. The contractor mentioned that the condensers were in code for preventative maintenance. The owners of unit 23 noted that they would be happy to cover the condensers with a wall or shrubbery.

Budget P&L was discussed in detail by Misty. On the balance sheet, the reserve balance is at the level we needed it to be. Misty mentioned that the in-house rental loan of \$222k will be paid off now that we have the cash flow availability. One board member asked to see if we had six months' worth of reserves to cover the operating costs in the event of a catastrophic event. The capital reserves are only to be used as capital expenditures. Overall, we are tracking ahead in P&Ls by 135k due to the insurance piece.

A discussion was made about amending the bylaws to state that if owners are not in good standing with their dues. Our legal counsel mentioned that this should be discussed in Executive Session. The topic was tabled until further notice.

The continuation of the meeting was moved to July 3rd, 2025.

Michelle Schindler, legal counsel, discussed the radon mitigation in detail. A motion was authorized to board counsel to respond to Danny Sullivan and inform him that it is the unit owners' responsibility to mitigate the radon present in the airspace of their unit. The board members made a motion, and the board voted unanimously in favor. Another motion was made authorizing our legal counsel to draft a notice to all owners who participate in the rental program to request that such participants test their unit for radon and mitigate the radon within the airspace of their unit, except for those owners who have already tested within 2 years. The board members voted unanimously in favor.

Ruben went over a few things within maintenance. Backflow inspections were completed. The cracked roads were sealed. Ruben brought up that the streets would need to be repaved within 2 years. Little electric conducted panel inspections throughout the property. It was recommended that a few panels needed to be upgraded to stay within code. Weed control was also accomplished throughout the property. Ruben mentioned that the pool deck was re-painted. A new bike storage was installed.

Unit 23 was discussed again about the condensers. The question was brought up as to why there are two units, and to provide drawings of the fencing around the units. The owners expressed that they would talk with their contractor to provide those drawings. The board also advised the owners to install an out-swinging door for the resolution instead of changing the façade of the unit. The owners responded, stating that the contractor is looking into that as well.

The meeting was adjourned at 4:08 pm MTN