

Woodrun V Community Association
Board Meeting – September 10, 2025, &
November 4th, 2025, 1:00 pm MST
Woodrun V, Snowmass Village, Colorado

-Minutes-

Deb Marriott, Steve Bernstein, Jeff Petersmeyer, Mike Brizel, Donna Baker, and Lawrence Kaplan are board members present via Zoom; Candace Chemtob was not present. Owners present: Nancy Boulden, Julianne Beckerman.

Staff members present include Kipling Gomez, Sherill Olson, and Misty Richardson.

November 4th, 2025, Board meeting Continuation:

Deb Marriott, Steve Bernstein, Jeff Petersmeyer, Mike Brizel, and Lawrence Kaplan are board members present via Zoom; Donna Baker and Candace Chemtob were not present. Owners present: Jean Tucker, Rafael Frietas, Ana Bustillos, and Julianne Beckerman.

Staff members present include Kipling Gomez, Sherill Olson, and Misty Richardson.

Call to Order

The meeting was called to order at 1:01 pm MT by Deb Marriott

2.0 Minutes

The board unanimously approved the minutes of the June 24th and July 3rd board meetings.

2.1 Old Business:

The discussion centered on unit 23's condensers and providing coverage around the bridge area. There was concern about the noise from the condensers, which could affect neighbors' townhomes and be visible from the kitchen windows. The proposal was to rework the policy and ensure the aesthetics are pleasing. The board approved privacy fencing and landscaping around the bridge.

Misty did a thorough discussion on the budget workshop. Misty kicked it off with expenses. Assessments were looking to increase by 8%. There is a 3% increase in reserves. General labor is going down due to pay periods. The pay periods were reset to 26. Uniform expenses have decreased. The accounting expense rose to maintain the books, and the accountant has spent many hours on them. The Maintenance expenses were heavily discussed. Cleaning at the arrival center decreased. Landscaping increased for mulch and snow removal. The Janitorial expense was being billed at \$38.50 per housekeeper. Billing it at the cost of cleaning for more transparency. Insurance renews in December, although the budget gets approved in November. The accountant proposed a flat insurance budget to predict the proposed insurance costs. The bulk agreement for internet and cable has ended, and Woodrun V now has the internet bulk agreement. It was discussed that electricity bills had historically been rising due to AI. The decision was made to increase by 5%. The legal expense was all

discussed. The discussion was made to have more than one line item on the owner's statement. Having the lawsuits separate, per legal matter. A discussion was held with our legal counsel to obtain an estimate of the legal expenses. Housekeeping was being processed through a special account to bill unit owners and enter the IHR program. It would collect the money and then push it back to the HOA. It would offset the actual expense. A discussion was held on why IT expenses were high. The high 10k cost was due to cybersecurity and equipment. A discussion was held on the 8% increase in dues, and the main reason, per our accountant, was CAM costs and insurance. The rental program was not the driving factor of the insurance.

Misty dove into the In-House Rental Program. A 10% decrease in revenue was announced due to fewer rentals this year. Resort fees rose to 7% in line with the market in the valley. In the past, Housekeeping was placed on the balance sheet using a special account. The proposal was to have housekeeping costs paid to the IHR and collected from the owners. The IHR will be the sole operator of housekeeping expenses. The Housekeeping expense increased due to the overall services from the housekeeping team. General housekeeping labor was reallocated to the IHR.

The meeting was adjourned at 3:59 pm MTN.

The board went into Executive Session.

November 4th

The meeting continued to discuss the townhome project of unit #10. The owners sent over the drawings of the proposed renovation of the townhome. The board agreed to the proposal for the windows and office. However, the board requested drawings of the deck and condenser proposal. Our accountant continued to address open-ended items in the budget from the September board meeting. The board approved the proposed 2026 budget.