

Woodrun V Community Association
Board Meeting – April 16, 2026, 2:00 pm
MST Woodrun V, Snowmass Village,
Colorado

-Minutes-

Board members present via Zoom: Tom Marriott, Steve Bernstein, Candace Chemtob, Mike Brizel, Donna Baker, Lawrence Kaplan, and Bo Hyde. Owners present: Jean Tucker, Diane Oshin, Julianne Beckerman, Malusa de la Vina, Juan Prieto, Mauricio Prieto, Alexandra Quintana. Staff members present include Kipling Gomez, Ruben Flores, and Misty Richardson.

Call to Order

The meeting was called to order at 2:03 pm MT by Stephen Bernstein

2.0 Minutes

The board unanimously approved the minutes of February 5, 2026.

2.1 Old Business:

The board discussed proposed advisory committees. The committees proposed are the Rental Advisory Committee and the Property Advisory Committee. The description and responsibilities were presented by the board president. There was a motion to approve those committees, and the motion was unanimously approved. A motion was presented to appoint Lawrence Kaplan as chairman of the Property Advisory Committee. The motion was unanimously approved. A motion was presented to appoint Candace Chemtob as the Rental Committee Chairman.

2.2 New Business:

A discussion was held to grant the board president access to the Alpine Banks accounts and designate him as a signer. There was no threshold to hold 2 signatures. The board announced that there should be a threshold to hold 2 signatures. It was decided to table the discussion.

Steve from Building Link had a broad discussion of what Key Link is and how Building Link works. The board decided that Key Link would not work for Woodrun V but liked the idea of using Building Link. A motion was in place to proceed with Building Link. The board unanimously approved Building Link.

Q1 of the financial review was discussed by the accountant. The accountant discussed the balance sheet and the in-house rental P&L. There was a loss of \$8,500 through January 2026. The community association's 1st quarter was greatly discussed.

A discussion was made about a parking proposal for Unit #20. The board has declined to allow a parking space due to the property's uniformity. The board asked for the overall dimensions and to get back to the board via email. The email was sent to the board for those dimensions, and overall, the board has

disapproved of the project.

Next on the agenda were the concrete steps for Unit #21. The unit's stairs and landing are cracked and in poor condition. The decision was not to have the owner pay for the concrete steps, since they are a Limited Common Element, but to have the HOA reserves cover the expense for the replacement. The board requested to see more photos and tabled it.

A discussion was held about the pool deck. The surface needs to be replaced with an epoxy-type material that is durable and won't peel. The proposal was made to have the committee now involved in getting the work done. One board member mentioned making sure there is a warranty for the work. The board and committee chair mentioned having more product details.

Adding gutters for units 2-9 was discussed. There were issues with ice dams caused by rapid snowmelt and ice accumulation. The bids were provided to the board for review. The board wanted us to provide a third proposal. There is also the idea of having a consultant review the project before any installation. The board wants to see whether the heat tape could resolve the issue rather than providing gutters.

Ruben provided the maintenance report. He mentioned that his team is working on the property's spring cleanup. That includes picking up branches, debris, and trash. Ruben is mitigating weeds through the cobblestones of phase I. The maintenance team will be working inside the pool. There is a major project to stain wood railings in Phase III.

The pace report was presented. We were pacing behind on rentals due to the lack of snow, and 2 units withdrew from the rental program. Winter bookings for next year are revving up. The blue tent is being used to increase rental volume. Summer bookings are on the rise.

The meeting was adjourned at 4:26 pm MTN.

