

Woodrun V Community Association
Board Meeting – February 5, 2026, 2:00
pm MST Woodrun V, Snowmass Village,
Colorado

-Minutes-

Board members present: Tom Marriott, Steve Bernstein, Candace Chemtob, Mike Brizel, Donna Baker. Via Zoom; Lawrence Kaplan, Bo Hyde. Owners present: Jean Tucker. Lawyers attended: Miles Buckingham, and Marcus Wile. Staff members present include Kipling Gomez, Sherill Olson, Ruben Flores, 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 December 17, 2025.

2.1 Old Business:

Unit 10 was in discussions regarding revised plans for the renovation following further evaluation of the project costs. The updated design does not involve lowering any floors, retains the kitchen in its existing location, and does not impact on or modify any existing windows, except for the lower-level window, which will be replaced with slider doors, as approved in the initial design. The intent of the revision is to add a third bedroom and an office while reducing overall complexity and remaining fully compliant with the association's architectural guidelines. One board member mentioned seeing the rendering of the sliding doors in conjunction with the renovation approval. There was a motion to approve the renovation conditions upon further review of the sliding doors. All board members were in favor and unanimously approved.

2.2 New Business:

The board president discussed having sub-committees. The board president was open to the idea of having committees. Several ideas were brought up by board members, including a social committee, a facilities committee, and a rental committee. All subcommittees constitute an open meeting.

Radon mitigation for Unit #12 was thoroughly discussed. A proposal was made for the location of the unit's mitigation. The board motion was to approve the plans, provided that the color is consistent with other radon systems. The work can't commence until the owner has signed the indemnification agreement. The board unanimously approved the motion.

The discussion was made about the boiler of phase III's hot tub. The board needed to discuss and decide whether it wants the hot tub operational before the end of the winter season or can wait. This will determine the timing of things and how quickly to move. Also, the decision to either replace the big boiler of phase III or just the hot tub boiler. Lastly, how and to whom the HOA will assess the expenses. The motion was

made to proceed with the repair and have it paid for by the reserves. The board unanimously approved the motion.

Ruben provided the maintenance report. The valet program has improved and is complying. Ruben mentioned that the Key Fob vault is in place and ready to use. The Key Fob is used for car keys only. The skylights were also discussed. Ruben mentioned that there is a leak in one of the units. The Skylight was replaced. The board discussed whether all Skylights need to be replaced and who would be responsible for the cost. The board tabled the discussion of having all owners replace their skylights and how to pay for them and added it to the subcommittees.

Sherrill discussed the pace report and rentals. Sherrill mentioned that the snow was bad, and bookings have slowed. Sherrill mentioned that 2 units weren't rented this year, resulting in a \$180,000 loss within the rental program compared to the prior year. Sherrill mentioned that other hotels were at 60-70% occupancy but had lower rates. March will be a very bad month due to the lack of snow. Occupancy is low, Snowmass wide.

The board went into Executive Session.

The meeting was adjourned at 3:26 pm MTN.

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.