

Woodrun V at Snowmass Owners' Association
Annual Board Meeting – December 13, 2024,
12:00PM MST Woodrun V, Snowmass Village,
Colorado

-Minutes-

Board Members present: Candace Chemtob

Board Members by Zoom: Lawrence Kaplan, Mike Brizel, Deb Marriott, Linda Schmuck, Jeff Petersmeyer, Donna Baker.

Paul Taddune (Legal) Erik Exley (Acrisure) was also present via zoom

Staff Members present: Kipling Gomez, Sherrill Olson, Misty Richardson.

Owners present: Julianne Beckerman, Rene Valverde, Stephen Bernstein

Call to Order

The meeting was called to order at 12:04 pm MTN by Deb Marriott

2.0 Minutes

The board meeting minutes for October 8, 2024, were unanimously approved by the board.

2.1 Old Business:

There was discussion on the roof project. The roofs for units 4,5,6,7,8 will have their roofs completed in April 2025. There was a shortage of the DaVinci roof materials due to high demand. The materials will be available in mid-January 2025. There will be a roofing material membrane and snow gates to prevent snow problems. Halcon will remove the snow periodically.

Given the 12/15/24 insurance renewal, Lawrence presented our actions taken in the past year to obtain new insurance coverage. Our new insurance representative, Erik Exley of Acrisure was present and available for questions. Lawrence described current market conditions and how the insurance market has shifted given wildfire scores and other considerations. A marketing summary of all insurers approached was reviewed and declinations were explained. It was helpful to have correct information for remarketing, including a new appraisal from Sedwick, which enabled Erik to lower our premiums by \$80K and double the coverage limit of the property to \$50MM. The new insurance also addresses insuring all vehicles and other relevant coverage.

The Sales and Marketing director (Sherrill) emphasized that winter rentals are pacing ahead for the winter season by \$70,684 with January, February, and March all pacing ahead of last year. December is pacing behind from last year by \$96,230 due to having less residences available for Christmas week and New Year's week this year. Sherrill mentioned that the new website will be a much better experience for the guests. Streamline PMS system is up and live.

The use of VoteHOA was a great success. Owners voted at 73.3 percent. Congratulations to Stephen

Bernstein for being elected to the board of managers. The budget was also ratified receiving 30 in favor; 3 opposed in favor of the budget for 2025.

2.2 Adjournment:

The meeting was adjourned as to be determined referring to delinquencies of 2 owners. The board meeting will convene December 24th to continue to take formal action.