

**WOODBRIIDGE INN CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING
February 4, 2025**

I. CALL TO ORDER

The Woodbridge Condominium Association Board of Managers Meeting was called to order by Jamie Lewis at 6:00 p.m. in the BPM Conference Room and via videoconference.

Board Members Participating Were:

Jamie Lewis, President, #301 (present)
Bill McCall, Vice President, #106
Paul Sakiewicz, Treasurer, #202
Kris Ann Knish, Secretary, #208
Jon Gebbia, Member at Large, #307

Owner Betsy Brace (#302) was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources was recording secretary.

With five Board members participating, a quorum was confirmed.

II. CONSENT AGENDA RATIFICATION

Items on the Consent Agenda included approval of the January 23, 2025 Board Meeting minutes, the Financial Report, the Management Report, the Unit Report and ratifying the email votes on FinCEN registration, updated Rules, bonuses for BPM staff and the FinCEN Corporate filing (all approved) taken during the last quarter.

Motion: Bill McCall moved to ratify the Consent Agenda as presented. Paul Sakiewicz seconded and the motion carried with Jon Gebbia abstaining.

III. HOMEOWNER COMMENTS

Betsy Brace asked how the 50% short-term rental restriction for the property number was established. Jamie Lewis said the determination came from the insurance company. Long-term rentals are not considered in the calculation. Betsy agreed to Chair an STR Committee. She can reach out to other Woodbridge about serving on the Committee to come up with a list of questions related to insurance for presentation to the Board. She was authorized to talk to the Town directly.

Motion: Jamie Lewis moved to appoint Betsy Brace as Chair of the STR Regulation Committee. Jon Gebbia seconded and the motion carried.

IV. OLD BUSINESS

A. Format & Enforcement of Dog Related Fines

Bill McCall proposed revising the Rules so each type of violation, i.e. being off leash, or urinating or defecating within 40' of the building, can be cited as a separate

violation and fine, even if they occur simultaneously. Jamie Lewis noted that per Colorado law, notice must be sent to the unit owner and they must be given 72 hours to cure before a fine can be levied.

Action Item: Bill McCall and Jamie Lewis will work on new language for this rule.

- B. *Discuss Possible Revisions to Rule #29 RE: Unit Approval for STRs Capped at 16 Units*
This agenda item was discussed under Section III.

V. NEW BUSINESS

- A. *Unit 102 Radiator Pipe Freeze*

The frozen pipes were resolved using space heaters. The owner has agreed to investigate additional insulation and a new baseboard heater for the affected room.

- B. *Comcast Issues*

An upgrade is planned to install exterior conduit cabling to each unit. Unit 111 currently has limited or no connectivity. The original timeline for the installation was August but it was pushed back and Comcast has not provided an updated schedule. It is unlikely any additional work will be done this winter. The new cabling is included in the contract.

VI. PROJECTS

- A. *Clubhouse Renovations*

A quote for the windows was received from Anderson. There is a two month lead time. BUP provided a quote for installation. The budget is \$50,000. Paul Sakiewicz will schedule a meeting in February with the remaining Committee members. An exercise bike, elliptical, treadmill, infrared sauna and updating the shower may be considered.

The building wall between the Clubhouse and Unit 107 deck needs to be rebuilt. BUP submitted a quote of \$2,500.

- B. *Landscaping & Retaining Wall*

BUP submitted a quote for the retaining wall. There is \$50,000 budgeted for the project. Kris Ann Knish would like more input on the desired appearance of the retaining wall. Bill McCall volunteered to help with this project.

- C. *Unit Maintenance and Improvements*

Jon Gebbia commented that the requirement for interior home improvements to be completed by an insured licensed contractor in applicable trades was restrictive for do-it-yourself owners. He suggested changing the language to clarify owners are liable for any work they complete.

Action Item: Jon Gebbia will work on revised language.

D. Insurance

Insurance provider names will be posted on the website with the caveat that the Board does not endorse any of them.

VII. NEXT MEETING DATE

The next Board Meeting is scheduled for May 6, 2025 at 6:00 p.m. The August date was changed to August 12, 2025.

VIII. ADJOURNMENT

Motion: Paul Sakiewicz moved to adjourn at 7:24 p.m. Bill McCall seconded and the motion carried.

Approved By: Jamie Lewis
Board Member Signature

Date: 10/15/25