

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call June 18th, 2020 ~ 11am MDT

Call to Order

T Baker called the meeting to order at 11:01am.

Proof of Notice

Proof of notice is posted to the association's website.

Roll Call/Establish Quorum

In attendance –

Tim Baker
Candace Coen
Lamar Jackson
Christian Robertson
Ross Foldetta

A quorum was established with 5 Board members in attendance.

Also in attendance, Wanda Bearth, Lee Friedman, Grant Benton and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

Reading/Approval of Past Meeting Minutes

May 21, 2020

T Baker made the following-

Motion: Waive the formal reading of the May 21, 2020 meeting minutes and approve as submitted by CBL
2nd: L Jackson
Discussion: None
Vote: Unanimous approval

Reports

Financial Report-Operating

L Friedman reviewed the financials, informing the Board that income is higher than budget, helping wash out the expenses that are over budget.

Owner Arrearage

S Bearth updated the Board that the owner nor the bank have responded by the deadline to the attorney's letter. The attorney is in the process of filing a motion to proceed with the foreclosure.

Financial Report-Capital Project

L Friedman reported that the current loan balance is \$280,976 and owners are paying of their assessments. W Bearth reported there is \$17,000 left in the painting budget and \$122,000 remaining cash balance for the project. With the remaining items and bids, she is predicting the association would be over budget by \$8,500 after completion.

Old Business

Pinnacle Construction Correspondence Update

W Bearth informed the Board that the hot tub screen was not in the original scope of work and the screen needed to be reinforced before being reinstalled and the electrical installation for the hot tub required drilling through concrete, creating the \$3,400 change order. W Bearth reminded the Board that change orders 5 & 6 were already paid. W Bearth reported that change orders 10 & 11 have been tied out to the amounts Ben White presented in the change orders with some detail. The Board requests the invoices received from sub-contractors by Pinnacle as justification for the change order pricing. W Bearth, T Baker and Scott Bogart with Pinnacle, will hold a separate meeting to review the change orders in depth and negotiate change orders 10 and 11. C Coen referred the Board to Ben White's contract and stated there are multiple places where his contract states Ben is responsible for the location of the gutters.

BWA Communication Update

W Bearth informed the Board that Ben White had reached out and stated he was waiting until June for the project to get rolling again. Ben White stated that he is suspending his services until he hears back from the Board of Directors.

Punch List/Spring Work List

W Bearth reported the punch list for Pinnacle is almost complete and they're about to put down grass seed and straw to repair the grass damage. CBL will perform some landscaping work too and send the bill to Pinnacle.

Irrigation Repair Estimate - Pending

Window, Entry and Sliding Door Evaluation and Pricing-Pending

Roof Status and Pricing-Pending

Ten Year Capital Budget Projection – Pending

Emmons/Elevation Sidewalk Maintenance-Winter Only - Pending

Lot Striping Configuration, Axtell/Whetstone – Pending

New Business

Stucco Estimate

W Bearth inquired with the Board about the stucco repair. The Board directed CBL to speak with the HOA attorney to see if the stucco repair surrounding the steel beams is the responsibility of the GC or not.

Paint and Stain Bids for Raw Wood

Pinnacle does not think this painting is part of their contract, and CBL was unable to locate anything in their contract that identifies paint or stain on the raw wood.

AAS Legal Letter

W Bearth suggests speaking with the attorney to see if painting or staining the raw wood components are included in AAS' contract. The Board directed W Bearth to reach out the HOA's attorney to see if there are any raw wood components in the contract. She will report the findings back to the Board.

Adjournment

R Foldetta made the following-

Motion:	Adjourn the meeting
2 nd :	L Jackson
Discussion:	None
Vote:	Unanimous approval

The meeting was adjourned at 11:53am.