

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
March 5, 2026 ~ 9 a.m. (MT)

Call to Order

Craig Nickell, HOA President, called the meeting to order at 9:04 a.m. MT.

Proof of Notice

Notice was emailed and posted to the HOA's website.

Roll Call/Establish Quorum

In attendance-Craig Nickell, Roger Sherman, Taylor Whaley. A quorum was established with 3 of 5 board members in attendance. Adam Caira and Roger Hanagriff were absent.

Also in attendance-Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management (CBL) staff.

Reading/Approval of Past Meeting Minutes

T Whaley made the following-

Motion: Approve the January 22, 2026, meeting minutes as submitted by CBL.

2nd: R Sherman

Vote: Unanimous approval

Legal Business

Accounts Receivable-W Bearth reported that the A/R had improved since the last meeting with one account paid in full and no one yet into the 90 day 'late' column.

LMS Update-The HOA attorney for this matter, Jesse Witt, recommended a survey. W Bearth has reached out to All County Survey. They will survey the section of land between the 2 buildings once the snow melts. She also recommended a committee to make decisions regarding compensation/participation requests to LMS for the wall and drainage construction.

T Whaley made the following-

Motion: Appoint R Sherman and R Hanagriff to the litigation committee.

2nd: R Sherman

Vote: Unanimous approval

W Bearth will coordinate a meeting with J Witt and the committee.

Old/Unfinished Business

Facebook Group-Still in progress.

Ski & Snowboard Closets-A Berezowskyj reported that the new closet at Emmons is ready and owners have been notified to move items from the old closet and that remaining items will be removed and donated or disposed of at the end of the season. She will handle emptying the middle slope-side closet at Axtell to provide a similar closet.

Window Options-Waiting on Sierra Pacific's sample to arrive so a side-by-side comparison to Marvin can be made. If no significant difference, the board may allow SP as an option for homeowners.

Reconstruction Estimate-William (Bill) James with JRES has been contracted to perform this reconstruction estimate/appraisal for the purpose of insurance valuation.

Contractor Search for Emmons Project-Mick Holgate (Holgate Construction) is interested in the project. W Bearth met Mick on site and reviewed the plans. He is available this fall. Note: K&K, who had prepared the quote last year has now gone out of business.

New Business

C Nickell offered to walk the property with management to look at bike/ski storage and the Emmons project. A meeting was set for 9:00 a.m. on March 13th. R Sherman asked management to look at the ambulance bay ceiling.

Manager's Reports

Financial-There were no questions on the financial report.

Establish Date of Next Meeting

The next regular meeting is set for March 26, 2026, at 9 a.m. MT.

Adjournment

C Nickell adjourned the meeting at 9:54 a.m.