

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
July 25, 2024 ~ 9 A.M. (MT)

Call to Order

Bill MacFarlane called the meeting to order at 9:04 a.m.

Proof of Notice

Notice was posted to the website and emailed.

Roll Call/Establish Quorum

Board members in attendance-

Bill MacFarlane
Roger Hanagriff
Clark Taylor
Roger Sherman
Mark Voegeli

A quorum was established with 5 board members in attendance.

Also in attendance-David Firmin, Altitude Community Law and Wanda Bearth, Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes

B MacFarlane made the following-

Motion: Waive formal reading and approve
the June 27, 2024, minutes as
submitted by CBL

2nd: R Hanagriff

Vote: Unanimous approval

Legal Matters

Updated Access & Parking Agreement Easement

B MacFarlane made the following-

Motion: Approve the updated document, pending the addition of the exhibits

2nd: M Voegeli

Vote: Unanimous approval

Mt CB Letter RE: Bridge Easement Maintenance Commitment-D Firmin will reach out directly to the new town attorney, Gerald Dahl.

Elevation Hotel Easement & Maintenance Reimbursement

B MacFarlane made the following-

Motion: Grant 2 parking permits to the Elevation Hotel, for use by their staff, on the Axtell side of the shared parking lot, upon payment for the annual maintenance, invoiced earlier in 2024

2nd: R Hanagriff

Vote: Unanimous approval

Lodge at Mountaineer Square Communication RE: Transformers-No further communication has

been received.

New Collection Policy Drafts-as Required by CCIOA

Roger H made the following-

Motion: Accept the collection policies, as submitted by ACL, and required by CCIOA and as related to attorney fee limits and contact methods

2nd: R Sherman

Vote: Unanimous approval

Old/Unfinished Business

Axtell Phone System Termination Request-R Sherman's business space, (Axtell 101) has housed the phone infrastructure for the Axtell building, prior to his ownership. He is planning a remodel to his space which will require the removal or relocation of CenturyLink's equipment, currently situated in the NE corner of his real estate. W Bearth reports that CenturyLink is not interested in designing the relocation for old copper lines and their D-marc, and that termination of the lines may be the most cost effective option. W Bearth will send a reminder to Axtell homeowners that the CenturyLink phone service will be discontinued on September 1, 2024. Homeowners were also advised of this over the course of the winter as the HOA performed upgrades to the internet and suggested VOip or an internet based phone service as an option.

R Sherman made the following-

Motion: HOA to reimburse \$3,000 for cleanup of the area housing the infrastructure for the phone lines

2nd: M Voegli

Vote: Motion approved by the majority of the board

SCJ Updated EM Wall, Drainage & Landscaping Plans-W Bearth included an update in the management report relative to the project. No questions were asked.

New Business

Board Appointment-W Bearth will send notice of the board vacancy to the membership.

Reports

Financial Report-Reviewed by R Hanagriff, with no material changes requested.

Management Report-

Document Amendments-The meeting to review the new documents with the homeowners has been set for August 12th at 9:00 a.m. (MT) and will be held in person with a Zoom option. David Firmin and I agreed that this town hall style meeting will not require a quorum, but CBL will keep notes. CBL has sent notice to the homeowners by mail and email. No questions have been submitted as of this writing. We'll send additional reminders weekly.

Capital Plan & Budget-Kenny Mueller (Mueller Construction) and Patrick Willrodt (Mountain Windows) have been in contact with W Bearth regarding the window/door replacement project. This is still on next summer's capital plan and we'll be asking for proposals that would allow for the work to be phased.

Emmons Project- Michael Geheb (CBL) used paint to illustrate the approximate location of the new wall. We both agree that we may not lose any spots, given the significant width of the handicap spot. That spot can be moved next to the stairs. SCJ sent the updated plans to K&K on July 12th. We expect a proposal back shortly. The plans have been or will be sent to Dietrich Dirtworks as well.

Emmons Parking Lot Use Agreement-The changes to the agreement, as approved by the board, following June's meeting were made. B MacFarlane executed the agreement and the initial 'rent' payment for use of the lot has been submitted to Snowcrest.

Axtell Phone System Termination-Roger Sherman would like to move forward with removing CenturyLink's equipment from his unit **by September 1, 2024**. The equipment is situated in the center of the room located on the NE side of the first floor. Al Perez, area supervisor, has visited the site and talked with R Sherman and W Bearth regarding alternatives. A Perez has stated that CL is not interested in running more copper lines, the project would be prohibitively expensive and retaining those Axtell phone customers is not a bargaining chip and supported the likely termination of the CL phone service to the Axtell building.

- Homeowners were notified (with the Spectrum upgrade notifications) that this was in the works and our correspondence recommended an alternative such as VoIP. Spectrum offers that, and there may be some new-customer discounts available.
- A Perez is researching the termination of the Axtell lines, confirming that there is not a shared D-mark with the Emmons.

Pending Business

Rule Amendment RE: Water Heaters incl. Tankless
Window/Slider Standards & Estimates – Expected Soon
North Lawn Responsibility (EM)
Homeowner Request for Axtell Grill

Establish Date of Next Meeting

The board meets on the 4th Thursday of each month.

Adjournment

R Hanagriff made the following-
Motion: Adjourn the meeting
2nd: M Voegli
Vote: Unanimous approval