

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call August 27, 2020 ~ 11am MDT

Call to Order

T Baker called the meeting to order at 11:03am.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Christian Robertson
Tim Baker
Lamar Jackson
Candace Coen
Ross Foldetta

A quorum was established with 5 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

July 23, 2020

C Robertson made the following-

Motion: Waive the formal reading of the July 23, 2020 meeting minutes and approve as drafted by CBL
2nd: R Foldetta
Discussion: None
Vote: Unanimous approval

Reports

Financial Report-Operating

W Bearth reported that July ended the month under budget. She noted that insurance is over budget for the year by almost \$24,000 due to the higher premium. W Bearth reported one owner who was delinquent has made payment.

Financial Report-Capital Project

W Bearth reported there has not been any invoices submitted since last month for the project.

Old Business

Notice of Claim Updates

T Baker made the following-

Motion: Approve the notice of defect to Pinnacle as drafted by legal counsel
2nd: C Robertson
Discussion: None
Vote: Unanimous approval

T Baker made the following-

Motion: Approve the issuance of notice of defect to Ben White from legal counsel with the contents being identical to the notice sent to Pinnacle
2nd: R Foldetta
Discussion: The Board discussed adding the increased insurance cost the association has to pay due to structural defects to the claim
Amended Motion: Grant legal counsel the authority to include any possible recoverable expenses accrued by the association caused by construction defects
Vote: Unanimous approval

Landscaping

Xeriscaping Estimate

G Benton reported we have not heard back from the landscaper that recently bid on the association.

Irrigation Repair Estimate

W Bearth reported the work was complete.

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

W Bearth will send the parking document to the Board to review.

New Business

Pest Control

W Bearth reported that bats are getting into units through open windows without screens. The bats are also getting into the roof eaves on both buildings.

T Baker made the following-

Motion: Move the meeting into executive session to discuss legal advice from counsel regarding a tenant being bitten by a bat
2nd: R Foldetta

Vote: Unanimous approval

No specific action has been taken at this time and the Board will continue to assess the situation.

T Baker made the following-

Motion: Exit executive session
2nd: R Foldetta
Vote: Unanimous approval

Proposed Operating Budget

The Board will review the budget and vote on it via email.

Adjournment

T Baker made the following-

Motion: Adjourn the meeting
2nd: L Jackson
Vote: Unanimous approval

Meeting was adjourned at 12:09pm.