

**Village Center Condominium Association
Board of Directors Meeting Minutes
Conference Call
Thursday, January 27, 2022 ~ 9:00AM MT**

Call to Order

Bill MacFarlane called the meeting to order at 9:00 a.m.

Proof of Notice

Notice of the meeting was emailed and posted to the website.

Roll Call/Establish Quorum

In attendance-

Ross Foldetta
Bill MacFarlane
Christian Neville
Lamar Jackson
Roger Hanagriff
Mark Voegeli

A quorum was established with all 6 of the board members in attendance.

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

Reading/Approval of Past Meeting Minutes

B MacFarlane made the following-

Motion:	Waive formal reading and accept the November 18, 2021, meeting minutes as submitted by CBL
2 nd :	L Jackson
Vote:	Unanimous approval

Reports

W Bearth presented and reviewed the financial report.

Revenues are close to budget.

Legal fees over, Audit expense occurred earlier than budgeted; Insurance over, due to the unexpected requirement from Farmers for an evaluation from a mechanical engineer.

Snow removal is artificially under budget, because all of the subcontractor invoices have not been received yet.

Regular operating expenses under budget \$10,086

Cash Balances as of 12/31/2021

Operating: \$195,760 with \$34,103 in outstanding checks pending against that balance

Capital: \$227,495

Capital Project: \$72,719.52

Management Report

Insurance-Recommended inspections have been completed, the list of required improvements:

On the list-suppression heads scheduled for April 2022.

On the list-additional lighting for the stairwells, CBL project for spring.

On the list-fix pitted and cracked concrete-looking for contractor to accept this small job, we budgeted \$50,000

Roof seam caps have been installed where missing, silver in color, galvanized is all that was available.

As of Nov. 2021-Met again with SCJ on site, Randy Sackett is amending their original proposal for the drainage and retaining walls. Waiting on survey update from SGM for this project.

Surveys-Discovered from another surveyor that SGM has boundary, existing condition and topo surveys in the 'cold' file.

EM hot tub screening-Axtell Mtn Construction, Jim Averill, is interested. CB Glass has suggested laminated glass, rather than plexiglass.

Parking Permits-Axtell permits have been distributed to property managers and/or owners;

Emmons permits arrived on 1/21/22.

Old/Unfinished Business

Declaration Amendment Consideration: Doors & Windows

R Foldetta made the following after considering the request received at the annual HOA meeting to reverse the recent declaration amendment which placed financial responsibility on the HOA for the replacement and repair of the windows and doors-

Motion: The amendment restating section 17 of the HOA declaration is in the best interest of the HOA and shall remain unaltered or reversed

2nd: B MacFarlane

Vote: Unanimous approval

Agreement for Shared Lot Management-Pending upon review of final draft.

New Business

Elevation Draft Budget-W Bearth submitted the draft budget for the Board's consideration.

SCJ Proposal for Axtell/Whetstone lot-W Bearth has reached out to Randy Sackett with SCJ Engineering to request a proposal that also includes traffic management on the Axtell side of the parking lot.

Adjournment

R Foldetta made the following-

Motion: Adjourn the meeting

2nd: C Neville

Vote: Unanimous approval

The meeting was adjourned at 11:05a.m.