

## Meeting Minutes

### Village Center Condominium Association Board of Directors Meeting Conference Call Wednesday, August 17, 2022 ~ 12:00PM MT

#### Call to Order

B MacFarlane called the meeting to order at 12:03pm.

#### Proof of Notice

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

#### Roll Call/Establish Quorum

In attendance-

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

A quorum was established with all 6 Board members in attendance.

Also in attendance, Wanda Bearth, Matt Hart and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

#### Old Business

##### Ownership Allocation Amendment

R Hanagriff made the following-

Motion: Propose amending the Declaration to have operating and capital assessments levied based on square footage to the membership

2<sup>nd</sup>: B MacFarlane

Discussion: W Bearth clarified the Declaration currently states that each unit's allocated interest is 1/48<sup>th</sup> and dues and assessments should be calculated per that schedule. She reviewed all documents on file with the county and in the association's records and have found that the dues and assessments have been billed at a rate other than what the Declaration states for decades, without documentation allowing this change. R Foldetta suggested over hauling the entire Declaration to become CCIOA compliant and address the entire document instead of just one correction to one section. R Foldetta requested this discussion include the association's legal counsel. R Hanagriff clarified that the intention was to inquire with homeowners on amending the allocations before going to the attorney. B MacFarlane requested legal counsel

offer a recommendation on how to handle this year's budget until the discrepancy is resolved, and have an attorney provide a bid for updating the entire Declaration.

Vote: Motion was rescinded

R Hanagriff made the following-

Motion: Consult with an attorney to get pricing and input on rewriting the entire Declaration including ownership allocations and how to handle billing until this discrepancy is resolved

2<sup>nd</sup>: R Foldetta

Discussion: The Board clarified they would like guidance on how to handle billing immediately. The Board agreed to amend the capital plan and move door and window replacement back one year and move the roof to 2026 to allow time to resolve the billing discrepancy issues.

Vote: Unanimous approval

#### Voting Method Options and Discussions

*Pending*

#### Window and Door Responsibility

*Pending*

#### Discussion of window and door responsibility and or standards to be set

*Pending*

#### **New Business**

#### Proposed 2022-23 Operating Budget Discussion and Consideration

*Pending*

#### Proposed 10 Year Capital Plan and 2023 Budget Discussion and Consideration

*Pending*

#### **Adjournment**

B MacFarlane made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: L Jackson

Vote: Unanimous approval

The meeting was adjourned at 1:02pm MT.