

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING November 13, 2023 ~ 10 A.M. (MT)
MEETING MINUTES

Call to Order

B. Mac Farlane called the meeting to order at 10:03am MDT.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Mark Voegeli
Roger Hanagriff
Ross Foldetta
Clark Taylor
Bill MacFarlane
Roger Sherman

Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL).

Old Business

-Easement Legal Review Request

David Firmin has been working on a review of the easement agreement with LMS.

Emmons Project Review

Several proposals have come in for the work regarding the retaining wall and it's suggested we continue to move forward with the project even as the easement with Lodge at Mountaineer Square is in review.

B. Macfarlane made the following-

Motion:	Have D. Firmin review the most recent easement agreement to see if there might be some liability for LMS.
2 nd :	R. Sherman
Discussion:	None
Vote:	The motion passed unanimously.

B. macfarlane made the following-

Motion: Ask SCJ if the current retaining walls below the transformers will need to be replaced or if they can be left in place and dressed up. Also request SCJ adjust the RFP to include the decision to go with the timber retaining wall as well as the inclusion of the small retaining wall bordering the public sidewalk and resubmit.

2nd: M. Voegeli

Discussion: None.

Vote: The motion passed unanimously.

Proposals Received:

-Drainage design-SCJ

The drainage should be made top priority as part of the first phase of work. CBMR food and beverage dept. area experienced flooding this last spring due to the melt/runoff, so drainage is top priority.

-Vertically shored/shotcrete – Mays

May's Concrete would shore the wall vertically to avoid all uphill utilities running to the large electrical boxes. This approach would be the least invasive and hold the hillside back.

-Rock wall – Dietrich Dirtworks

This option is the most expensive of the options received.

-Timber wall - Never Summer

The board agreed that if this is the choice made, the wall needs to be engineered and designed properly to withstand the force of the hillside and not begin to fail in the next 3-5 years. W Bearth observed that the current long retaining wall is less than 20 years old and is in much poorer shape than the original creosote-soaked railroad tie walls.

Other Suggestions:

-Grading parts of the hill/easement area and eliminating sections of the wall.

Discussion of temporarily bracing the wall during the spring season when the ground begins to soften. M. Mielke with SCJ has designed a plan to move the water away from the building. W. Bearth has agreed to share the proposal with R. Sherman. The board discussed the work associated with relocating the utilities and initially, it would be the cost of the HOA to pay for relocation. The board is discussing advancing discussion about legal responsibilities regarding natural degradation vs. work initiated, and whether the utility companies will help to pay or relocate the utilities.

W. Bearth offered the idea of having SCJ review the drainage issue and potentially design a wall replacement for the flowerbed bordering the public sidewalk, which is also failing.

-Other building materials and aesthetics-stamped concrete, block, faux rock, etc.

Adjournment

B. MacFarlane adjourned the meeting at 11:00 a.m.