

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call Thursday, February 4, 2021 ~ 9:30AM MST

Call to Order

T Baker called the meeting to order at 9:30am.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance –

Tim Baker
Candace Coen
Lamar Jackson
Christian Robertson
Ross Foldetta

A quorum was established with 5 Board members in attendance.

Also in attendance, Michael O'Loughlin, legal counsel, and Wanda Bearth, Nick Sledge, and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

Reading/Approval of Past Meeting Minutes

January 26, 2021

T Baker made the following-

Motion: Waive the formal reading of the January 26, 2021 meeting minutes, remove the last sentence of notice of claim status, and approve as amended
2nd: C Robertson
Vote: Unanimous approval

Reports

Financial Report-Operating

W Bearth had no further updated since the meeting on January 26th, 2021.

Owner Arrearage/Resolution Consideration

T Baker made the following-

Motion: Approve the resolution authorizing legal action against Axtell 420 to collect the delinquency
2nd: C Robertson
Vote: Unanimous approval

Old Business

Notice of Claim Status

T Baker made the following-

- Motion: Authorize legal counsel to draft and send a letter to BWA, Inc with the intention to recover \$20,000 to resolve the construction defects on the electrical conduit for the gutter and downspouts and the defects to the gutter and downspouts at Axtell based on the known liability for those defects
- 2nd: C Robertson
- Discussion: None
- Vote: Unanimous approval

Elevation Access Easement Status

W Bearth will reach out to the property manager at Whetstone to work on a parking and maintenance agreement.

Tenant Injury-Consideration for Compensation Request

T Baker made the following-

- Motion: Authorize Wanda Bearth to contact the Gunnison Valley Hospital to determine the full payment amount to be paid by the Village Center Association following claimant signing a full release waiver absolving any further liability for Village Center
- 2nd: L Jackson
- Vote: 1 abstention, 4 in favor, motion carries

Lot Striping Configuration, Axtell/Whetstone - Pending

New Business

Parking Patrol Budget/Toad Invoice - Pending

Capital Plan Progress (2021) - Pending

Sign Proofs - Pending

Landscaping - Pending

Retaining Wall Stability - Pending

Funding - Pending

Roof, Window and Door Pricing-Pending

Adjournment

T Baker made the following –

- Motion: Adjourn the meeting
- 2nd: R Foldetta
- Vote: Unanimous approval

The meeting was adjourned at 11:10am.