

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
April 24, 2025 ~ 4 p.m. (MT)

Call to Order

B MacFarlane called the meeting to order at 4:10 p.m. MT.

Proof of Notice

Notice was emailed and posted to the website.

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Roger Hanagriff
Mark Voegeli
Craig Nickell

A quorum was established with 4 of 6 board members in attendance. Clark Taylor and Roger Sherman were absent. Also in attendance: Wanda Bearth and Michael Geheb, Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes

M Voegeli made the following-

Motion: Waive formal reading and approve the March 27, 2025, meeting minutes as submitted by CBL.

2nd: C Nickell

Vote: Unanimous approval

Legal Business

Recordation of Declaration - The document is in the attorney's hands and should be recorded shortly.

Lodge at Mountaineer Square - CBL has asked the HOA's legal counsel to review the tieback and shoring easement once more, following questions that were raised during the joint meeting with the LMS board members.

Declaration Amendment Consideration – W Bearth reported the outrageous premiums that were being offered by Excess & Surplus lines for property insurance. HOAs have been struggling to find coverage 3 years now and earlier in 2025 Arch Insurance acquired Fireman's Fund and promptly discontinued the Allianz product. Since April 1st, two neighboring HOAs have had to accept 4 or 5 fold increases in order to maintain coverage. Wildfire scores, fireplaces within the units, heavy number of STRs and building age are factors considered by each carrier. One of the neighboring properties that had to look to E&S lines does not have fireplaces, less than 33% STRs, and the building is 10 years 'newer' than Emmons and Axtell.

R Hanagriff made the following-

Motion: Engage the HOA's legal counsel to draft an amendment to the declaration prohibiting fireplaces within Village Center.

2nd: C Nickell

Discussion: Board members C Nickell and R Hanagriff lead a discussion on the matter, citing the unfeasibility in this (insurance) environment; the hefty costs for insurance expected at renewal whether

or not fireplaces are in use; costs related to new flues and fireboxes that may be disallowed one day by local ordinances due to environmental concerns; and differences in roof replacement estimates that management is actively pursuing; are we rebuilding chimneys?

Vote: Unanimous approval

Old/Unfinished Business

Access & Parking Agreement Easement w/Vail – Waiting for signature.

Capital Plan/Windows Selection - The board recommended adjusting the proposed capital plan to reflect the residential window and sliding door replacement project to occur only after the roofs have been replaced. The window/door project will be delayed until approximately 2028.

Emmons Retaining Wall & Drainage Project – On hold as the board works through a participation agreement with LMS.

New Business

CBMR Request RE: Axtell Water Damage – B MacFarlane will confirm with his staff as to the status of the December 2023 insurance claim related to the damage that affected ceiling tiles and carpet in the CBMR offices. All agreed that this should be confirmed before management takes steps to make those repairs.

Closet Rental Program Consideration – In Progress

Reports

Management Report – All items on the management report were addressed within the course of the meeting.

Financial Report – There were no questions.

Executive Session

B MacFarlane made the following-

Motion: Enter executive session at 4:49 p.m. to discuss homeowner accounts

2nd: R Hanagriff

Vote: Unanimous approval

B MacFarlane made the following-

Motion: Close the executive session at 5:04 p.m.

2nd: M Voegeli

Vote: Unanimous approval

Establish Date of Next Meeting

The next meeting will be held on May 22, 2025.

Pending Business

Future Capital Plan

Rule Amendment RE: Water Heaters incl. Tankless

Homeowner Request for Axtell Grill

Adjournment

M Voegeli made the following-

Motion: Adjourn the meeting at 5:04 p.m.

2nd: C Nickell

Vote: Unanimous approval