

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call January 27, 2020 ~ 11am MST

Call to Order

T Baker called the meeting to order at 11am MST.

Proof of Notice

Proof of notice was posted on the website on January 24, 2020.

Roll Call/Establish Quorum

In attendance-

Tim Baker
Ross Foldetta
Candace Coen
Christian Robertson
Lamar Jackson

A quorum was established with 5 board members in attendance.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging staff (CBL).

Reading/Approval of Past Meeting Minutes

December 19, 2019

January 16, 2020

C Robertson made the following-

Motion: Waive formal reading and approve the December 19, 2019 Board of Directors meeting minutes as submitted by CBL

2nd: R Foldetta

Discussion: None

Vote: Unanimous approval

C Robertson made the following-

Motion: Waive formal reading and approve the January 16, 2020 Board of Directors meeting minutes as submitted by CBL

2nd: R Foldetta

Discussion: None

Vote: Unanimous approval

Reports

W Bearth will send a written report on the construction update to the Board later this week.

New Business

CBL's Survey Results RE: Doors and Windows

W Bearth recapped the survey results to the Board. Half the owners responded and about 20% of the responding owners had new windows and sliding doors, and about 35% of the owners that responded, had sliding glass doors that weren't operable. W Bearth clarified for the Board that legal advice had been previously provided to the Board by Association counsel.

R Foldetta made the following-

Motion: Take the meeting into an executive session for the purpose of discussing topics that pertain to communication with legal counsel.
2nd: L Jackson
Discussion: None
Vote: Unanimous approval

R Foldetta made the following-

Motion: Terminate the executive session
2nd: L Jackson
Discussion: None
Vote: Unanimous approval

T Baker made the following-

Motion: The Board directs the management company to survey general common element doors and windows and repair them to the extent the approved 2020 budget allows, and if repairs are needed that do not fit inside the approved 2020 budget, the management company will report these findings to the Board
2nd: L Jackson
Discussion: None
Vote: Unanimous approval

T Baker made the following –

Motion: Indefinitely suspend consideration of future repairs on the limited common element flues and chimneys and direct management to work with legal counsel to draft plans to permanently eliminate the flues and chimneys with consideration to the currently operable wood burning fireplaces.
2nd: R Foldetta
Discussion: None
Vote: Unanimous approval

The Board discussed the 2009 Watson Study, a scenario of redevelopment, prompted by a recent email received from a residential owner. The consensus of the Board is that the study has not been forgotten and may always be a consideration as the Board directs the business of the Association. However, current market indicators and conditions at this time are not believed to support redevelopment as a viable opportunity.

Old Business

Capital Plan Prioritization

The board's focus is on investigating window and glass door replacement that would not occur sooner than FY21.

Amended Rules and Regulations

R Foldetta suggested a further edits of the amended rules regarding patio furniture to be black, brown, or wood in color. W Bearth will take a survey of the existing furniture and report back to the Board for consideration of final language.

Adjournment

T Baker made the following-

Motion:	Adjourn the meeting
2 nd :	C Coen
Discussion:	None
Vote:	Unanimous approval

The meeting was adjourned at 12:09pm MST.