

## Meeting Minutes

### Village Center Condominium Association Board of Directors Meeting Conference Call July 23, 2020 ~ 11am MDT

#### Call to Order

T Baker called the meeting to order at 11:01am

#### Proof of Notice

Proof of notice is posted on the HOA website.

#### Roll Call/Establish Quorum

In attendance-

Candace Coen  
Christian Robertson  
Tim Baker  
Ross Foldetta  
Lamar Jackson

A quorum was established with 5 Board members in attendance.

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

#### Reading/Approval of Past Meeting Minutes

June 18, 2020

R Foldetta made the following-

Motion: Waive the formal reading on the June 18, 2020 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: C Robertson  
Discussion: None  
Vote: Unanimous approval

#### Reports

##### Financial Report-Operating

W Bearth disclosed that there is another unit that is delinquent and haven't responded to the demand letter or lien placed on the unit. CBL will scheduled a meeting with Michael O'Loughlin regarding questions on the arrearage and foreclosure. CBL will reach out and figure out the executor of Axtell 309. C Coen questioned if any of the \$20,000 overage could be recouped from claims. W Bearth explained there were some repairs that weren't done the way the engineer recommended, so the engineer needs to sign off on these repairs for the HOA to switch to a main stream carrier.

## EM 329

W Bearth reported that there will be a sheriff sale on October 8<sup>th</sup>, 2020 and instructions to bid will be published in the local paper. CBL will contact the association's legal counsel for more information regarding the foreclosure.

## Financial Report-Capital Project

W Bearth reported that there is \$17,000 remaining in the painting budget, and All Around Surfaces did not sign for the notice of claim. CBL will collect bids from other painters to complete the painting project.

## **Old Business**

### Notice of Claim Update

Conduit Re-route

Downspout Adjustments

Raw Wood Locations

Punch List/Spring Work List

CBL will get a bid from Mays Concrete to complete the structural repairs and review it with the Board.

### Landscaping

#### Irrigation Repair Estimate

G Benton reported that the bid is just for Emmons due to damage from Pinnacle and Town of Mt. Crested Butte. At the direction of the Board, CBL will proceed with the irrigation repair estimate before this winter.

#### Xeriscaping Estimate

G Benton presented a bid for xeriscaping at Emmons. G Benton said he is trying to get a bid for xeriscape for Axtell as well.

### Window, Entry and Sliding Door Evaluation and Pricing-Pending

### Roof Status and Pricing-Pending

### Ten Year Capital Budget Projection-Pending

### Emmons/Elevation Sidewalk Maintenance-Winter Only/Pending

### Lot Striping Configuration, Axtell/Whetstone-Pending

### Laundry Rooms – Pending

## **New Business**

### EM429 Remodel

W Bearth reported that this unit extended their loft which covered up some sprinkler heads and there is not proper egress. CBL reported this to Town and Town provided CBL with the CO for that unit. C Coen added that this unit is currently under contract. At the direction of the Board, CBL will contact the association's attorney for advice on how to proceed.

**Unscheduled Business**

The Board would like to discuss parking arrangements and easements.

**Adjournment**

The meeting was adjourned at 12:24pm.