

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call

Thursday, March 24, 2022 ~ 9:00AM MT

Call to Order

B MacFarlane called the meeting to order at 9:01am MT.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Christian Neville
Mark Voegeli
Lamar Jackson
Roger Hanagriff
Ross Foldetta

A quorum was established with all 6 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

February 24, 2022

R Hanagriff made the following-

Motion: Waive the formal reading of the February 24, 2022 meeting minutes
and approve as drafted by CBL
2nd: M Voegeli
Discussion: None
Vote: Unanimous approval

Reports

Financial Report

W Bearth reported that for the fiscal year through the end of February, the association is over budget by \$5,506. The insurance line is over budget due to the required mechanical assessment and legal fees are running over budget for the work on the parking lot agreement.

Management Report

W Bearth reviewed the capital projects and informed the Board we are still waiting for SGM to survey the site for the Emmons drainage and retaining wall work. B MacFarlane will assist

in researching if the cost of repairing the north retaining wall should be shared between Village Center and the Lodge at Mountaineer Square. W Bearth reported that CBL is in communication with a contractor to work on the screening around the Emmon's hot tub. The Board agreed to postpone parking lot maintenance until the other approved major projects are completed. W Bearth discussed the need for the concrete repair at Axtell following the recent insurance inspection. The Board discussed the dumpsters at Axtell and asked CBL to work with TOAD to determine a fair split on the dumpster cost with Whetstone.

Old/Unfinished Business

Klauck HVAC Request

W Bearth informed the Board that the owner is looking for another solution for HVAC or reconsideration from the Board.

R Hanagriff made the following -

- Motion: Deny the request for exterior building modifications from P Klauck
- 2nd: R Foldetta
- Discussion: The Board discussed a few internal heating and cooling tools the owner could implement inside their unit.
- Vote: Unanimous approval

Agreement for VC/SCCA Shared Lot Management Update

R Foldetta suggested a quicker termination by either party be added to the agreement. The Board discussed a notice of 90 days to allow time for a new snow removal contractor to be found. The Board discussed postponing signing the agreement until the site survey is completed. The Board suggested CBL and TOAD complete a parking plan study and forgo the professional study. The Board agreed to having the property managers and Board presidents meet to discuss the parking agreement in person the week of March 27th.

Elevation Agreement for Driveway & Sidewalk Update

There is no update on this agreement at this time.

New Business

None

Adjournment

B MacFarlane made the following-

- Motion: Adjourn the meeting
- 2nd: R Hanagriff
- Discussion: None
- Vote: Unanimous approval

The meeting was adjourned at 10:04am MT.