Village Center Condominium Association
Homeowners Annual Meeting Minutes
Thursday, September 24, 2026 ~ 9:00am

Call to Order

Craig Nickell, HOA President, called the meeting to order at 9:00 a.m. MDT.

Proof of Notice

Notice sent by mail, email and posted to the HOA's website.

Roll Call/Establish Quorum

OWNER	OWNERSHIP
Axtell 101 – Roger (Vice Pres) & Susan Sherman	11.0347%
Axtell 202 - Crested Butte Mountain Resort (Adam Caira, BOD)	10.7492%
Axtell 309 - Payne & Anderson	0.8940%
Axtell 310 - Hanagriff	1.2791%
Axtell 312 - Nathan Baldwin	1.0443%
Axtell 314 - Craig (Pres.) & Mary Nickell	1.0518%
Axtell 315 - Joe de Compiegne - Golden Paradise LLC	1.0518%
Axtell 316 - Stephan Quentzel: Proxy to Wanda Bearth	1.0518%
Axtell 317 – Roger (Sec/Treas) & Gena Hanagriff	0.8940%
Axtell 318 - Julia DuBay: Proxy to Roger Hanagriff	1.2828%
Axtell 319 - Richard & Cortnee Doyle	0.8940%
Axtell 410 - Jose A. Rodriguez	1.6566%
Axtell 415 - Taylor (BOD) & Tiffany Whaley	1.8970%
Axtell 417 - Jive LLC:Proxy to Wanda Bearth	1.9027%
Axtell 419 - J & S Perone LLC	1.6115%
Axtell 420 - Tom Haynes	1.6585%
Axtell 421 - Tom Haynes	1.4970%
Emmons 101 -Crested Butte Mountain Resort	6.3842%
Emmons 201 -Crested Butte Mountain Resort	10.8676%
Emmons 320 - Eric Sanderson	0.7551%
Emmons 323 - Joshua & Sarah Schwiesow	1.0518%
Emmons 324 - Christopher Nattress	1.0518%
Emmons 325 - Heather LeVay & Matt Kelly	1.0518%
Emmons 326 - Scott & Lorina Artmann	1.0518%
Emmons 329 - Greenberry Hill LLC	0.8940%
Emmons 423 - Michael Adkins	1.6641%
Emmons 425 - Jackson Family Trust	1.4970%
Emmons 426 - Gardner (Clark) Taylor	1.9027%
Emmons 427 - Martin & Kayla Chenery	1.9008%
Emmons 428 - Santy Colorado Investments;	1.9027%
Emmons 432 - Russell & Shari Newhouse	1.6547%
Emmons 433 - Peter Klauck	1.4913%

Minutes of this meeting shall remain in draft form until formally approved at a subsequent meeting of the members.

76.5726%

A quorum was established with 76.57% of the membership in attendance or represented by proxy. Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management staff (CBL), were also in attendance.

Reading and Approval of Past Minutes

R Hanagriff made the following-

Motion:	Waive formal reading and approve the minutes of the September 25, 2025, meeting as submitted by CBL.
2nd:	T Rodriquez
Vote:	Unanimous approval

Reports

Financial Reports

Fiscal Year Ending September 2025-W Bearth reported that the prior year ended with cash deposits totaling $594,283.42. Operating costs were over budget ($48,817) primarily due to ground snow removal and unexpected legal costs. Capital work on the roof (new seam caps) and painting totaled $64,221.

Fiscal Year to Date-As of 7/31/26 the HOA had $661,097 in cash deposits. The large capital deposit accounts were noted; the board will shop options for interest bearing accounts. $259,482 is being held in a money market account with BMO; The balance over the FDIC insured limit could be transferred to a new account along with a portion of the capital balance which is held at Community Banks. W Bearth reminded all that the balance sheet has new entries to illustrate the new capital fund balances for the business and residential sectors, in line with the new declaration which was approved by the membership mid-fiscal year 24-25. Those beginning fund balances were calculated using the difference between the 11/30/22 (the date that new Business/Residential allocations took effect was December 2022) and the 9/30/25 ending fund balance. The growth ($70,253.01) was then split between Business (39.0357%) and Residential (60.9643%) to create beginning capital fund balances.

Operating expenses are running approximately $50,000 under budget primarily due to the light snow year and an adjustment to the property insurance limit following an appraisal and reconstruction estimate.

Excess Income Resolution, Fiscal Year Ending September 2026

Homeowners were asked to determine how to handle the excess common operating revenues. W Bearth suggested that the excess revenue be returned to the common capital fund, to clear part of the loan owed to capital from operating. R Hanagriff agreed that the operating account should have sufficient reserves to meet the winter expenses with $136k available as of 7/31/26.

After the group discussion, R Newhouse made the following-

Motion:	Use the excess operating revenues for the fiscal year ending 9/3/26 to reduce the loan amount from the capital account.
2nd:	R Hanagriff
Vote:	Unanimous approval.

Manager's Report
Along with the standard repairs and upkeep such as yard work, snow control, hot tub repairs / chemical testing and common cleaning, there were a number of other tasks attended to over the last year, including:

1. Amenities Added-More ski/snowboard storage, new bike racks and patio furniture were purchased and installed this spring.
2. Gravel storage in the Axtell Lot-Toad proposed increasing storage in the current gravel area, with rebar and timbers which will allow for larger loads of gravel and should pay for itself through reduced costs for gravel deliveries. VC will cover half of the $796 estimate.
3. Hot Tub Power-EC Electric is working on bonding the hot tubs. They're also removing any out of service wiring and conduit on the SW side of Axtell (above head), and during the course of that, it was found that a broken line was for the hot tub and will be sending a quote for that repair. The removal of the defunct conduit will clean up the entrance considerably and prepare it for the paint/flashing/soffit work that Renovate CB will be starting mid-September.
4. Paint Schedule-In addition to the SW Axtell improvements, roof fascia painting will begin soon.
5. Roof Repairs-A section of Axtell's ridge cap has been replaced, likely blew off during one of the wind events this spring/summer. Other repairs include the 2 leaks reported this winter at Emmons. Flashing and caulking repairs were made to the south, mid section near the middle chimney and to the NW area. It was noted that the silicone around the vent pipes is due for replacement.
6. Irrigation Repairs/Issues-Extensive repairs were made to the Axtell irrigation buried lines and the above-head lines. The above-head lines were rusty/cracked and we found crushed heads and lines under the front lawn. Emmons north side also needs repairs, and that will be coordinated with the landscaping project. Mt CB has limited watering hours to 2 days per week, with just 4 hours each day. There's 8 zones at each property, 30 minutes of water twice a week isn't keeping the lawns green.
7. Emmons Drainage-Due to the negative grade on the north side of Emmons, rain water has been getting into the lowest level including CBMR offices and the riser room. Our tech has extended the gutters and did some trenching work to direct the flow of water during the heavy rains that we've been experiencing.
8. Property Insurance-The Farmers agent prompted us to consider less property coverage, based on area square foot policies that they have issued. Following a reconstruction estimate to confirm the valuation, the coverage was reduced to $524 per square foot, a savings of $14,608 for the remainder of the policy period (8 months).
9. Facebook-Village Center Owners Group went live in April! Email Wanda if you'd like an invite to this private group. Windows/Sliding Doors-Brian Murphy Construction, Kenneth Mueller Construction, Blackbird Windows/Sun Glass and Innovate Windows are preparing proposals.
10. Hot Tub Closure-Please post reminders in your condo to close the hot tub after use. Aside from safety concerns and equipment issues…It takes a long time to heat a tub back up to 104 degrees from 60!
11. Water Leaks-CBL staff assisted the plumbers in tracing the source of 3 recurrent leaks into CBMR's space in the Axtell building. Every single fixture in the residential units above was tested and the leaks were duplicated and repaired. Success!

12. The amendment prohibiting any fuel burning fireplace was approved by homeowners and recorded with the County in October.

1. Environmental Mindfulness-
    a) Don't wash paint, mineral spirits, grout, or thin set down the sink. Thin set and grout harden under water and can (and HAS!) cause a solid clog before it leaves Village Center's lines!
    b) Unwanted paint or stain can be recycled at Ace Hardware or Sherwin-Williams in Gunnison. The paint or stain must be in its original container with the label still attached. No fee and recycling is accepted during business hours and any brand is accepted, regardless of where it was purchased.
    c) Gunnison County sponsors events annually for disposing of household hazardous waste such as mineral spirits and paint thinner. Watch the newspaper for notices.
    d) Electronic recycling is offered quarterly at 195 Basin Park Dr. in Gunnison. The next recycling events are on September 26th and December 12th. Fees apply. More at www.gunnisoncounty.org.

2. HOA Reminders-
    a) Ski/Snowboard Closets-Bikes are not allowed in those closets, please use the bike racks. The bike racks will be removed each winter, so plan to bring your bikes home for the winter.
    b) Remodeling – You might not need a building permit from the town for certain renovations, but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or even parking a dumpster for demolition on site.
    c) Fire Extinguishers – Western Slope and Fire Safety will be recertifying the fire extinguishers every fall. We will notify all the owners of the specific date via email. Please have your fire extinguisher placed outside of your unit door on the day of recertification to cut down on the time and cost of the bill.
    d) Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Village Center governing documents require the property manager to have access. CBL can make copies of keys free of charge.
    e) Balconies – Keep your balcony clear of all items except appropriate balcony furniture including dark stained wood, or metal or plastic resin furniture in black, gray or brown. Website – The association's website VillageCenterCB.org is a quick place to find meeting minutes, rules and regulations, insurance information and more. The password is: 12snowmass.

Old/Unfinished Business

Emmons Project-The retaining wall and drainage project is currently on hold pending the outcome of negotiations with the Lodge at Mountaineer Square regarding its financial participation..

New Business

Common Operating Budget 2026-07-The board approved budget was presented. The common operating dues will be increasing by $20,000 to cover the increased utility and

insurance costs and the increase in dues allocation to the capital fund aligning with FNMA's new lending rules.
Residential Operating Budget-W Bearth explained that the residential dues have increased by $5,884 and there will be a small assessment for residential owners on the November 1st statement to pay back the common fund for the amount over budget for the hot tubs and cable/wi-fi expenses for this fiscal year.
Common and Residential Capital Budgets and 5 Year Plan-The common capital budget for 2027 has been approved by the board and includes the deferred retaining wall and drainage project for Emmons. Both proposed budgets were presented to the membership for review and comment. Of note, the window/sliding door project was escalated to 2027 (next summer). The roof replacement was deferred to 2029; Hot tub replacement roof work and annual painting were among the proposed projects for 2028; New entry doors and parking lot work was included in the 2030 plans.
Window/Sliding Door Schedule Discussion-Concerns were expressed regarding the financial burden of multiple assessments associated with the proposed projects. The current condition of the windows was also discussed. Although many may be original, they remain operable and do not appear to require immediate replacement. An informal poll of the members in attendance indicated general support for postponing the window and sliding door replacement project.

R Hanagriff made the following-
Motion: Survey all homeowners to identify windows and sliders that are in need of replacement; Amend the residential budget with an updated proposal for homeowner consideration.
2nd: A Payne.
Vote: Unanimous approval.

Members Open Forum / Unscheduled Business
P Klauck expressed the need for air conditioning and improved heating systems saying there are methods available without exterior drains. R Hanagriff asked P Klauck to update his previous proposal for the board's review.

Residential Board of Directors Election
R Hanagriff's 3-year term is up for renewal. C. Nattress expressed interest in serving on the Board of Directors. However, given T. Whaley's indication that potential scheduling conflicts may affect his future availability to serve, C. Nattress offered to remain available as a prospective Board member should a vacancy arise.

T Whaley made the following-
Motion: Re-elect R Hanagriff to another 3-year term to the board of directors.
2nd: T Rodriguez.
Vote: Unanimous approval.

Date of Next Annual Meeting
The next annual meeting will be held on August 26, 2027, at 9 a.m. MT.

Adjournment
C Nickell adjourned the meeting at 11:28 a.m.