

Meeting Minutes

**Village Center Condominium Association
Board of Directors Meeting
Conference Call
Thursday, July 27, 2023 ~ 9:00 a.m. MT**

Call to Order

Bill MacFarlane called the meeting to order at 9:11am MDT.

Proof of Notice

Notice was emailed and posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Ross Foldetta
Gardner Taylor
Christian Neville

A quorum was established with 4 of 6 board members in attendance. Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL) and David Firmin, Altitude Community Law.

Reading/Approval of Past Meeting Minutes

R. Foldetta made the following-

Motion: Approve the June 22, 2023 meeting minutes as presented by CBL.
2nd: B. MacFarlane
Discussion: None
Vote: The motion passed unanimously.

Reports

Cash Balances

As of 6/30/23, the HOA had \$24,253 in the operating account with \$8,022 pending against that balance.

And \$551,955 on deposit in the 2 capital accounts.

A/R: The \$150,000 special assessment was due by 5/31, still \$16,803 outstanding from residential owners. I have sent reminders to individual homeowners. I'll make calls if needed next week.

Material Variances to Budget

Administration costs are under budget \$7,003 due to timing of the legal expenses. Altitude has issued a final invoice for the document amendments, of course, we have not paid that.

Maintenance and Repair is running over budget due to the cost for asbestos abatement following the fire suppression flood in December. We have filed a claim with the unit owner's carrier. The adjuster accepted the claim but advised that it would be some time before a decision is made. The contractor

was paid with capital funds (\$20,199.73) and the capital fund will be reimbursed with any insurance proceeds. All other items in this category are running under or on budget.

Miscellaneous expenses are running over budget \$76,107. This category includes snow removal and lot patrol and is over budget by 77%.

Utilities are running over budget by \$4,006. Trash, cable and water are each running over budget.

Projects/Other

Emmons project-SCJ has submitted initial plans to Mt CB's building department for review and comment. Since that submission, the board changed course and we are now looking into a rock or block wall. Lacy Construction and Dietrich Dirtworks have both looked at the property and are preparing estimates, based on the Geotechnical Engineers recommendations. It does appear that an 8' rock wall is possible (under the transformers). The preliminary estimates from the contractors are being prepared in advance of a stamped plan from the engineer and should serve as guidance as to any cost savings or increase. Anecdotally, Lacy thinks a rock wall may cost less if we choose simple boulders, much like the Plaza's wall along Gothic Rd. The executed contract and downpayment were sent to Mays Concrete immediately after the last board meeting and motion for such. Mays does not seem concerned that they may lose this project (vertically shored/shotcrete wall) and have verbally consented to refunding the deposit (\$32k) should we decide to move forward with another wall material. Please be aware that obtaining an estimate for a rock wall required, very minimally, a nod from the geo engineer, which we got quite quickly, within a week!! It was another week before contractors looked at the project and now we are waiting on estimates. Not sure if this part of the wall/drainage/landscaping project at Emmons will be scheduled this year.

Emmons north lawn-we have repaired the damage left by the equipment for the late season snow removal that was flooding the Emmons lowest level. Also, CBL worked with CBMR on the irrigation. Village Center paid for a new timer (\$150). The agenda includes a discussion/decision from the board as to which HOA is responsible for the care of the area between Emmons and Mountaineer Square.

Planting-Two dozen new perennials were planted in the 3 south side gardens (EM) .

Concrete for Axtell-We should be able to move forward with replacing the damaged concrete on the lot side, this summer.

Amendment for Operating Documents-Pending ACL's 2nd draft, based on the Board's input.

Slip and Fall Claim-This update/discussion/decision is included as an agenda item this month.

Executive Session

B. MacFarlane made the following-

Motion:	Enter executive session at 9:12am MDT.
2 nd :	G. Taylor
Discussion:	None
Vote:	The motion passed unanimously.

Items reviewed:

Accounts Receivable Update

Remodeling Request-AX101

Slip and Fall Claim

B. MacFarlane made the following-

Motion: Leave executive session at 9:49am MDT.
2nd: R. Foldetta
Discussion: None
Vote: The motion passed unanimously.

Remodeling Request-AX101

The Board reviewed the proposal from the owner of Axtell 101 for renovations including the addition of more lockers, adding a coffee shop inside the unit interior and creating an outdoor seating area in the adjacent common area.

R. Foldetta made the following-

Motion: Although the proposal seems to be conceptually acceptable, the board cannot authorize or approve the renovations until appropriate supplemental information and a list of remedies for the concerns expressed by the board are satisfied.
2nd: G. Taylor
Discussion: Concerns include lack of parking for deliveries, additional foot traffic in the building, insurance implications for the HOA, congestion/safety at the proposed seating area, continued access by maintenance workers to the adjoining utility room and storage shed, care and maintenance of the seating area, trash/recycling/composting plan and legal costs that may be incurred by the HOA relative to the launch of the project.
Vote: The vote passed unanimously.

Old Business

-ACL Declaration Amendment Progress/Next Steps

New Business

The board agreed that they should schedule an additional meeting to discuss these outstanding items.

-Maintenance Responsibility Emmons North Side
-STR Request for Common Area Grill-Axtell
-2023/24 Operating Budget Review & Consideration
-2023/24 Capital Budget Review & Consideration

Adjournment

B. MacFarlane made the following-

Motion: Adjourn the meeting.
2nd: R. Foldetta
Discussion: None
Vote: The motion passed unanimously.

The meeting was adjourned at 10:00am MDT.