

**VILLAGE CENTER CONDOMINIUMS  
BOARD OF DIRECTORS MEETING AUGUST 24, 2023  
MEETING MINUTES**

**Call to Order**

R Foldetta called the meeting to order at 9:04am MT.

**Proof of Notice**

Proof of notice is posted on the association's website.

**Establish Quorum**

In attendance-

Ross Foldetta

Clark Taylor

Roger Hanagriff

Christian Neville

Bill MacFarlane (*joined at 9:10am after roll call*)

A quorum was established with 4 of 6 Board members in attendance at roll call.

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

**Approval of Minutes**

R Foldetta made the following-

Motion: Waive the formal reading of the August 4<sup>th</sup>, 2023 and July 27<sup>th</sup>, 2023 Village Center Board of Director meeting minutes and approve as drafted by CBL

2<sup>nd</sup>: R Hanagriff

Discussion: None

Vote: Unanimous approval

**Financial**

Cash

W Bearth reported as of 7/31/23, the HOA had \$73,799.24 in the operating account with \$18,148.14 pending against that balance, and \$493,942.76 on deposit in the 2 capital accounts.

P & L

Administration costs are under budget \$9,722 due to the timing of the legal expenses. Also, we had budgeted to pay SCCA ½ of any access fees received from the Elevation Hotel. Maintenance and Repair is running over budget by \$3,108; that amount includes \$7,420 for painting, following the asbestos abatement in the common hallways following the flood in December. That will be reimbursed by the homeowner's insurance carrier, with a \$21,000 check being received from the insurance carrier. Miscellaneous expenses are running over budget \$76,106. This category includes snow removal and lot patrol and is over budget by 77%. Utilities are running over budget by \$6,943. Trash, cable and water are each running over budget. The Board requested more information from TOAD on the parking patrol hours and related expense.

### Annual Operating and Capital Budgets

R Foldetta requested having the engineer weigh in on the priority of projects regarding Emmon's drainage and retaining wall work.

### Accounts Receivable

W Bearth reported that the \$150,000 special assessment was due by 5/31; progress has been made since last month, following phone calls to homeowners. Still, \$9,897.31 is outstanding from residential owners. Waiting on a response from Kate with ACL regarding collections.

### **Manager's Operations**

#### Manager's Report, Section A

W Bearth reported the following –

- A) maintenance-In July, and in addition to routine cleaning and hot tub maintenance, we attended to these items: Emmons dumpster fence repair, EM building trim repair, washing stairwells, irrigation work, replaced 2 broken grip struts and inspected each hallway for others, exterior junction box replaced and we assisted with minor fire panel trouble.
- B) Emmons Project-Updated proposal received from Dietrich Dirtworks.

### **Capital**

#### Emmons Retaining Wall/Drainage/Landscaping Decision

W Bearth and R Foldetta will meet with engineers from SCJ separately on Friday August 25<sup>th</sup>, 2023 to discuss the priority and necessity of all the above-mentioned projects.

#### Parking Lot & Sidewalk Repairs

*Pending*

#### Axtel/Emmons Window/Slider Standards and Estimates

*Pending*

### **Legal**

B MacFarlane made the following-

- |                   |   |
|-------------------|---|
| Motion:           | Move the meeting to executive session to discuss agenda topics with the association's legal counsel starting at 9:18am MT |
| 2 <sup>nd</sup> : | R Foldetta  |
| Discussion:       | None  |
| Vote:             | Unanimous approval  |

#### Declaration Amendment

- Select/Identify Ownership Allocations
- Schedule Meeting with ACL – Review 2<sup>nd</sup> Draft

The Board discussed equal voting rights among residential owners and which methodology would be well received by the ownership.

#### Confirm Elevation Access Drive Maintenance Agreement Obligations – Pending w/ACL

#### Establish New Parking Agreement with CBMR for “approximately 8 parking spaces”- Ross

#### Access/Maintenance Agreements

- Elevation Hotel for EM South Walkway-Pending

- Research Indemnity w/Town/CBMR/Neighboring Properties: EM S. Walkway-ACL
- Emmons North Lawn Responsibility

Accounts Receivable

B MacFarlane made the following-

Motion: Move the meeting out of executive session at 10:08am MT  
 2<sup>nd</sup>: R Foldetta  
 Discussion: None  
 Vote: Unanimous approval

**Insurance**

Insurance Renewal-Pending

- Lowline Fire Implications

*Pending*

Water Damage Reimbursement/Claim

W Bearth reported a check for completed repair work was received from the responsible party's carrier.

Slip & Fall - Additional Compensation Requested

R Foldetta made the following-

Motion: Give attorney David Firmin \$3,000 settlement authority for the slip and fall claim at Axtell  
 2<sup>nd</sup>: B MacFarlane  
 Discussion: R Hanagriff clarified the negotiation process with David Firmin  
 Vote: Motion carriers with majority approval

**Miscellaneous (5 minutes)**

Survey to Owners i.e. Cable TV vs. WiFi only etc. – Pending Board Review of Spectrum Proposal

W Bearth reminded the Board of the Spectrum proposal for cable and wifi. The deal offers savings for the first year, but the proposal is a 5-year contract. The Board wants to ask if Spectrum will consider a shorter term, like a two-year contract. CBL will reach out and report back.

Unauthorized Window Installations and AC Units

*Pending*

Request to LMS RE: Sharing Emmons Retaining Wall Effort/Expense

*Pending*

Homeowner Request for Axtell Grill

*Pending*

**Adjournment**

The meeting was adjourned at 10:28am MT.