

**VILLAGE CENTER CONDOMINIUMS**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**CONFERENCE CALL**  
**September 19, 2024 ~ 8 a.m. MT**

**Call to Order**

Bill MacFarlane called the meeting to order at 8:00 a.m.

**Proof of Notice**

Notice was emailed in advance of the meeting.

**Roll Call/Establish Quorum**

In attendance-

Bill MacFarlane  
Roger Hanagriff  
Roger Sherman  
Mark Voegeli  
Clark Taylor  
Craig Nickell

A quorum was established with the entire board present.

Also in attendance-David Firmin (Altitude Community Law) and Wanda Bearth (Crested Butte Lodging & Property Management).

**Agenda Topic**

Follow up to the September 17, 2024, town hall meeting with homeowners, which was held to review the proposed and amended declaration, articles of incorporation and bylaws.

The board considered presenting the 3 documents vs. an amendment to particular sections including the board composition and the voting structure.

R Sherman made the following-

Motion: Present the ballots to homeowners with the 3 documents included and as drafted and presented at the 9/17/24 town hall meeting

The motion failed as there was not a second.

B MacFarlane made the following-

Motion: Present a ballot to homeowners with 2 amendments; 1) changing the board structure to 2 business and 3 residential representatives and 2) aligning the voting structure to the current dues structure which is calculated by square footage

2<sup>nd</sup>: M Voegeli

The motion was withdrawn.

R Sherman made the following-

Motion: Edit the declaration to increase the obsolescence section to require 75% approval from the membership as well as 75% aggregate approval; Include change to the insurance coverage to include balconies and patios with the HOA master policy. Present the ballots to homeowners with the 3 documents included.

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

Vote: Unanimous approval

### **Adjournment**

The meeting adjourned at 9:00 a.m.