

**VILLAGE CENTER CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES**

**May 28, 2026 ~ 9 a.m. (MT)**

**Call to Order**

C Nickell called the meeting to order at 9:05 p.m.

**Proof of Notice**

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

**Roll Call/Establish Quorum**

In attendance-Craig Nickell, Roger Sherman, Taylor Whaley and Adam Caira.

A quorum was established with 4 of the 5 board members in attendance.

Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management (CBL) staff were also in attendance.

**Reading/Approval of Past Meeting Minutes**

T Whaley made the following-

Motion: Approve the minutes of the April 23, 2026, meeting as submitted by CBL.

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

Vote: Unanimous approval.

**Legal Business**

Accounts Receivable-W Bearth reported that there are 2 overdue accounts, but the outlook is good with one owner adhering to their repayment plan and another unit is set to change hands soon and the balance will be addressed at closing.

Emmons Project/LMS Update- Jesse Witt is getting a proposal from a front range contractor for the Emmons retaining wall and drainage project.

**Old/Unfinished Business**

Homeowner Communication April 17, 2026-One homeowner shared concerns about the window projects proposed start date, which is planned for 2029.

Building Paint-W Bearth shared photos of areas in need of paint including the underside of the Axtell plaza deck and the roof fascia on both buildings. Other HOA's have an annual budget for painting and staining, which allows management to attend to areas that need paint more frequently than the stucco, which is painted every 8 years or more.

T Whaley made the following-

Motion: Adjust the capital budget by adding \$50,000 annually for paint and stain and \$5,000 for thorough roof inspections.

2<sup>nd</sup>: R Sherman.

Vote: Unanimous approval.

**New Business**

Proposed Rule Amendment-W Bearth explained that the HOA's construction hours begin earlier than the town of Mt Crested Butte's posted hours allow and suggested that the HOA also consider allowing weekend construction.

T Whaley made the following-

Motion: Amend the rules and regulations to state hours for construction which emits noise or odors as Monday through Friday, 8 a.m. to 7 p.m., and Saturday and Sunday 10 a.m. to 5 p.m.

2<sup>nd</sup>: R Sherman.

Vote: Unanimous approval.

Operating & Capital Budget Preparation-The roof replacement is still planned for the summer of 2028 and the windows and patios doors that remain to be replaced following individual homeowner projects are planned for 2029.

### **Manager's Reports**

Financial – The full report was emailed prior to the meeting. The operating expenses are well under budget given the light snow year and the \$20,000 decrease in property insurance premiums which was adjusted mid-policy year.

Facebook Group-W Bearth estimated that 10 homeowners have joined the new Village Center Homeowners Facebook group.

Bike Racks & Plaza Deck Furniture-A Berezowskyj reported that the bike racks and Axtell plaza deck furniture have been assembled and installed. Cleaning out the new Emmons closet necessitated a big dump run, as it was packed with decades old materials from other property managers. The ski and snowboard racks have been installed in each of the new closets.

### **Establish Date of Next Meeting**

The next meeting is set for June 25, 2026, at 9 a.m. MT.

### **Adjournment**

C Nickell adjourned the meeting at 10:02 a.m.