

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call Thursday, April 22, 2021 ~ 11:00AM MST

Call to Order

R Foldetta called the meeting to order at 11:27am.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance –

Ross Foldetta
Candace Coen
Lamar Jackson
Bill MacFarlane

A quorum was established with 4 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

March 9, 2021

B MacFarlane made the following-

Motion: Waive the formal reading and approve the March 9, 2021 meeting minutes as drafted by CBL
2nd: C Coen
Vote: Unanimous approval

Reports

Financial Report

W Bearth reported \$368,000 in available cash at the end of March. W Bearth informed the Board about the issues collecting on the delinquent owner account that had been turned over to legal counsel.

Manager's Report

W Bearth reported stucco work is schedule to start this week. She informed the Board that three companies have looked at the Emmons retaining wall to bid on rebuilding the retaining wall. She let the Board know that SealCo is preparing a bid for sealcoating and crack sealing the parking lot.

L Jackson made the following-

Motion: Approve the financial report and manager's report as submitted by CBL
2nd: B MacFarlane
Vote: Unanimous approval

Old Business

Legal Counsel Regular Meeting Participation Consideration/Vote

R Foldetta made the following-

- Motion: Authorize CBL to invite legal counsel to any future meeting, as needed,
with the intention of using legal counsel for 30 minutes per meeting
- 2nd: B MacFarlane
- Vote: Unanimous approval

New Business

Consideration/Vote: CBL Authorization on Downspout and Conduit Relocations

C Coen made the following-

- Motion: Authorize CBL to deviate from the architecture plans for downspout
and conduit relocations where CBL deems appropriate
- 2nd: R Foldetta
- Vote: Unanimous approval

Property and Parking Lot Access/Maintenance/Egress Update-Ross

Pending

Residential Board Vacancy & Appointment

C Coen announced that her unit is under contract for sale and this will likely be her last Board meeting. The Board is going to wait until a later time to make an official appointment.

Adjournment

R Foldetta made the following-

- Motion: Adjourn the meeting
- 2nd: C Coen
- Vote: Unanimous approval

The meeting was adjourned at 12:09pm.