

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call May 21, 2020 ~ 11am MDT

Call to Order

T Baker called the meeting to order at 11:02am MDT.

Proof of Notice

Proof of notice was posted on the website.

Roll Call/Establish Quorum

In attendance –

Tim Baker
Candace Coen
Lamar Jackson
Christian Robertson

A quorum was established with 4 Board members in attendance.

Also in attendance, Wanda Bearth, Grant Benton, Lee Friedman and Sierra Bearth, Crested Butte Lodging and Property Management Staff (CBL).

Reading/Approval of Past Meeting Minutes

April 16, 2020

T Baker made the following –

Motion: Waive the formal reading of the April 16, 2020 meeting minutes and approve as drafted by CBL
2nd: C Coen
Discussion: None
Vote: Unanimous approval

May 18, 2020

T Baker made the following –

Motion: Waive the formal reading of the May 18th, 2020 meeting minutes and approve as submitted by CBL
2nd: L Jackson
Discussion: None
Vote: Unanimous approval

Reports

Financial Report-Operating

W Bearth reviewed the monthly financial statement with the Board. The Board discussed the current insurance coverage, including the builders risk policy. CBL will reach out to Farmers Insurance to see if they are interested in offering a proposal to the HOA.

Arrearage

The owner has until the 16th of June 2020 to respond to being served on their delinquent assessment.

Financial Report-Capital Project

The Board has requested further detail and documentation on change orders 10, 11, 12, 13 from the contractor by the terms specified in the contract. Without further detail, the change orders are otherwise rejected. CBL will meet with Pinnacle to review the requested documentation. Upon concern, W Bearth reviewed change order number 7 with the Board regarding the hot tub screen and explained a portion of the total cost was related to moving the hot tub around multiple times due to the electrical conduit location.

Old Business

Window, Entry and Sliding Door Evaluation and Pricing-Pending

G Benton informed the Board the window and door evaluation was completed by CBL. Pricing is pending.

Roof Status and Pricing

Pending

Ten Year Capital Budget Projection

The 10 year plan is still being drafted by CBL and the Board for review.

Emmons/Elevation Sidewalk Maintenance-Winter Only

The Board would like a letter drafted to The Elevation Hotel and Spa that purposes a cost share of the winter maintenance, based on a reasonable percentage correlated with each entity's ownership of the concrete. CBL will draft and send a letter to the Elevation Hotel and Spa and share the response with the Board when received.

Lot Striping Configuration, Axtell/Whetstone

There are not any recent updates on the lot stripping or agreement with Whetstone.

Emmons Overflow Parking Arrangement-Written Record Requested

T Baker will send the file to CBL to keep on record.

New Business

Pinnacle Construction Correspondence

Correspondence has not yet been received from Pinnacle.

AAS Update

W Bearth reported we are getting photos today of unpainted chimneys.

CBMR Trench Request

T Baker inquired about feedback on the mockup he provided to the Board for a small trench and conduit on the north east side of the building. T Baker will send a mockup of a more conspicuous option.

Adjournment

R Foldetta made the following –

Motion: Adjourn the meeting
2nd: T Baker

Discussion: None
Vote: Unanimous approval

The meeting was adjourned at 11:47am MDT.