VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
May 22, 2025 ~ 4 p.m. (MT)

Call to Order
Bill MacFarlane, Board President, called the meeting to order at 9:12 a.m.

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

Roll Call/Establish Quorum
In attendance-

Bill MacFarlane
Roger Hanagriff
Mark Voegeli
Roger Sherman

A quorum was established with 4 of the 6 board members in attendance.
Also in attendance-Wanda Bearth and Michael Geheb, Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes
B MacFarlane made the following-

Motion:	Waive formal reading and approve the April 24, 2025 meeting minutes as submitted by CBL
2nd:	M Voegeli
Vote:	Unanimous approval

Legal Business
Fireplace Prohibition Declaration Amendment Review & Consideration – pending
Lodge at Mountaineer Square/Easement Review Requested – Query to be sent to ACL.

Old/Unfinished Business
Access & Parking Agreement Easement w/Vail – (B MacFarlane)
Capital Plan/Windows Selection – W Bearth emailed homeowners contractor options at R Hanagriff's direction, with no objections from the board.
Emmons Retaining Wall & Drainage Project – Pending/awaiting resolution with Mountaineer Square.

New Business
Axtell 421 Dryer Vent Request
M Voegeli made the following-

Motion:	Approve the request from the owners of Axtell 421 for the installation of a 4"x6" dryer vent which will exhaust through the north side of the building; The homeowners will be responsible for painting the vent to match the exterior and repair any resulting stucco damage.
2nd:	R Hanagriff
Vote:	Unanimous approval

CBMR Request RE: Axtell Water Damage – W Bearth explained the process involved in recreating plumbing leaks which are evident in CBMR's space, coming from units above. Running water and filling tubs is time consuming, and she expressed budgetary concerns since over $26,000 has been spent on repairs in CBMR's Emmons space which resulted from plumbing leaks above. R Sherman suggested using radioisotopes. B MacFarlane offered to inspect the area with M Geheb to mark the exit point of the recent leaks. CBL will followup.

Reports
Management Report – W Bearth reported that the lower, wide exterior trim will be washed. The buildings need paint, not necessarily all of the stucco, primarily the trim and landings. $35,000 was budgeted last year, CBL will get detailed bids and anticipate completing this project before the end of this fiscal year which is October 1st.
Financial Report – The financial report was emailed separately. R Hanagriff noted the expense related to operating the hot tubs, a service performed by CBL and directed W Bearth to get alternative bids for the tub repair and daily maintenance.

Establish Date of Next Meeting
The meeting will be held on June 26, 2025, at 9 a.m. M Voegeli noted that he will not be available.

Pending Business
Future Capital Plan
Rule Amendment RE: Water Heaters incl. Tankless
Homeowner Request for Axtell Grill

Adjournment
B MacFarlane made the following-

Motion:	Adjourn the meeting.
2nd:	M Voegeli
Vote:	Unanimous approval

The meeting was adjourned at 10:01 a.m.