

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
July 23, 2026 ~ 9 a.m. (MT)

Call to Order

Craig Nickell called the meeting to order at 9:01 a.m. MT.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-Craig Nickell, Adam Ciara, Roger Sherman and Taylor Whaley. A quorum was established with 4 of 5 board members in attendance.

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

Reading/Approval of Past Meeting Minutes

T Whaley made the following:

Motion: Waive formal reading and approved the minutes of the June 25th meeting as submitted by CBL.

2nd: R Sherman.

Vote: Unanimous approval.

Legal Business

Accounts Receivable-W Bearth read details from the financial report and indicated that while there were 3 homeowners more than 90 days delinquent, each is following the repayment plan. Emmons Project/LMS Update & Meeting Request-R Sherman offered 8/26 and 8/27 as available dates.

Old/Unfinished Business

Hot Tub Panel Electrical Upgrade-A Berezowskyj received an updated proposal for bonding the metal within 5 feet of the hot tubs and bonding the conduit from 5-12 feet.

T Whaley made the following:

Motion: Accept the proposal from EC Electric and move forward with the work, cost approximately \$2,500, specifically a residential expense.

2ND: C Nickell.

Vote: Unanimous approval.

New Business

2026-2027 FY Budget Drafts-The board reviewed the first drafts of the operating and capital budgets, prepared by CBL. W Bearth will return with the next draft as per the board's suggestions including to budget for a 3rd party accounting audit; adding a line to fund and track emergencies such as leaks; budgeting snow removal costs as per last year's original budget with a Super El Nino year forecasted; \$50,000 added to capital for legal work related to the EM wall/drainage project; increase the annual capital dues re-allocation to 15% which is in line with Fannie Mae/Freddie Mac new lending rules. Also, the BOD will present to homeowners a timing change in the roof and windows project, prioritizing the windows and sliding doors.

Manager's Reports

Property Update-A Berezowskyj reported that the grass can be watered just 2 days a week for 4 hours each day per Mt CB's watering restrictions this summer. However, with multiple zones, it's been difficult to get the lawns to green-up. And the irrigation to the north of Emmons is in need of repair. A Caira noted that the grass on the south of Emmons is coming back.

Crime Insurance Increase-W Bearth made an adjustment to the HOA's crime policy to cover the larger amount in the capital reserves. Approximate cost is \$75.

Paint Schedule-The SW corner of the Axtell building will receive an upgrade with paint, new vinyl soffits to conceal some of the conduit, removal of abandoned conduit, and metal corner wrap and wall board. Painting of the roof edge fascia will begin this fall.

Establish Date of Next Meeting

The next meeting will be held on August 27, 2026, at 9:00 a.m. MT.

Adjournment

C Nickell adjourned the meeting at 10:01 a.m.