

MEETING MINUTES

Village Center Condominium Association Home Owners Special Meeting Friday, June 28th, 2019 ~ 11:00am (MDT)

Call to Order

Josh Quentzel called the meeting to order at 11:05am MDT.

Proof of Notice

Proof of notice was mailed and emailed to all owners on June 18th, 2019.

Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy	Call in
Axtel 314 - Joshua Quentzel	1.46%			Y
Axtel 315 - Golden Paradise LLC	1.46%			Y
Axtel 316 - Stephan Quentzel	1.46%			Y
Axtel 410 - Jose A. Rodriguez	1.46%			Y
Axtel 411 - Axtell LLC	1.46%	Y		
Axtel 412 - Axtell LLC	1.46%	Y		
Axtel 415 - Colehour & Bond Sohr	1.46%			Y
Axtel 416 - Larry G. Blackwell	1.46%	Proxy to Doug Colehour		
Axtel 417 - Jive LLC	1.46%			Y
Axtel 419 - J & S Perone LLC	1.46%			Y
Axtel 420 - Reality CB LLC	1.46%			Y
Axtel 421 - Stephan Quentzel	1.46%			Y
Emmons 100 - Crested Butte LLC c/o Okemo	26.73%			Y
Emmons 322 - Megan Menagh	1.46%			Y
Emmons 324 - John and Maryellen Burke Fam	1.46%	Y		
Emmons 325 - Peter Schimpf	1.46%			Y
Emmons 326 - Candace Coen	1.46%			Y
Emmons 327 - Sharon Purdom	1.46%	Y		
Emmons 328 - Nicole M. Blaser	1.46%	Y		
Emmons 423 - Michael Adkins	1.46%			Y
Emmons 424 - Sieck Kronenberger Investmen	1.46%			Y

Emmons 425 - Jackson Family Trust	1.46%			Y
Emmons 427 - Rebecca C. Barker	1.46%			Y
Emmons 428 - CB Emmons 428 LLC	1.46%			Y
Emmons 429 - Carey Richardson	1.46%	Y		
Emmons 432 - WOFTAM, LLC.	1.46%			Y
Emmons 433 - Peter Klauck	1.46%			

A quorum was established with 63.30% of the ownership in attendance, on the phone, or represented by proxy.

Also in attendance, Ben White with Ben White Architecture, Grant Benton, Wanda Bearth, Lee Friedman, and Sierra Bearth with Crested Butte Lodging (CBL) staff.

Capital Improvement Plan Update

Capital Construction Budget

Ben White introduced himself and explained that he and Dylan Brown designed the remodel and Scott Bogart bid on the project. Project totals are coming very close to budget.

Ben White reviewed the budget line by line.

General conditions – Items that Pinnacle needs to complete the work.

- 0.1 – Base bid.
- 0.2 – Cost to get materials to site.
- 0.3 – Building department to do inspections.
- 0.4 – Daily clean up.
- 0.5 – Site fence will be around both buildings to protect pedestrians.
- 0.6 – Lift, high price because it’s coming from Grand Junction, some areas exceed the 60ft height restriction that local lifts can reach.
- 0.7 – Crane to lift large material to far side of buildings.
- 0.8 – Safety and barricades.
- 0.9 – Portable toilets for workers are roughly \$650/month.
- 0.10 – Town of Mt. Crested Butte requires a building permit and a 4% use tax.
- 0.11 – Mays construction is a specialty contractor for concrete work.

Base Bid Tasks

- 1.3 – The double tees are concrete beams that are holding up the concrete decks, these will be reinforced with steel. The concrete has deteriorated, and that’s why the temporary shoring was put up at Axtel.
- 1.4 – Precast Column Base repair to mainly happen next to medical center.
- 1.6 – Double Tee Concrete patch and repair – removing concrete and repairing rebar. Not certain of extent of damage so special concern for Mays construction.
- 1.7 – Plaza deck repair – the concrete will get chipped out and re-poured where deteriorated and damaged.
- 1.8 – The plaza deck topping has been moved to a contingency alternate.
- 1.9 – The plaza deck guardrail is a safety hazard and will be replaced.

- 1.10 – The spandrels panels are the panels that skirt the plaza deck. They will be removed and replaced with corrugated metal (structural and esthetic enhancement).
- 1.11 – Emmons North Entry Roof has pulled away from the building and is structurally deficient. The roof will be removed.
- 1.12 – The west Emmons hot tub roof will have the columns and roof repaired.
- 1.15 – The stair landings are rusted and worn and they will be reinforced with a metal strip.
- 1.16 – Remove some metal treads and repair the angle brace holding the stairs in place and replace treads that are bent or broken.
- 1.17 – Reinforce the 6ft decks – 16 total decks, these decks no longer meet the current building code for the weight they can support. The decks will be supported externally so there will not be work in individual units.
- 1.18 – Stucco repair is budgeted under owner furnished work.
- 1.19 – Wood battens will be installed along the long sides of the buildings
- 1.20 – Wire chaseways are to clean up the wires to cable TV.
- 1.21 – This item has been flagged for a contingency alternate. Unit window and door replacement deferred.
- 1.22 – The metal wainscot will go up 4 – 6 ft on the building and will perform long term and it will look like a faux rustic metal.
- 1.23 – The clerestory roof wall flashing is specific to the 6th floor and will be replaced.
- 1.25 - Gable end window trim is the triangular window trim and it will be repaired.
- 1.26 – Building painting is under owner furnished work. The association hired a painter separate from the GC to control the cost (markup).
- 1.27 – Bird deterrent to defer swallows from nesting.
- 1.28 – The gutters are heated to mitigate ice buildup and the downspouts are important for plaza deck to save the concrete.
- 1.31 – An electrician will be needed for the heated gutters.

Bid Alternates

- 2.1 – Plaza deck topping is an epoxy coating for the top of the concrete decks.

10% Contingency

- 3.1 – General conditions and base bid 10% of those for unforeseen circumstances.

Owner Furnished Work

- 4.1 Roof Repairs – repairing snow fencing and repairing some of the standing seam roof and snow bars being completed by another contractor.
- 4.2 – Move and relocate hot tubs for the duration of the project.
- 4.3 – Builders Risk Insurance is required specifically from the association’s insurance policy.
- 4.4 – Stucco repairs are being completed by Peak View Stucco.
- 4.5 – Building Painting is being completed by All Around Surfaces in conjunction with the repairs.

Architect / Engineering Fees

- 5.1 – Original assessment and inspection.
- 5.2 – Structural inspection.
- 5.3 – Ben White and Dylan Brown services.
- 5.4 – Site visits and inspect work and help close out project completed by Ben White.

Questions and Answers

Schedule Question – project anticipated to be completed by February 2020 and owners can expect more work to be done 2020 to be funded with another assessment. No decision for work or assessment has been made for 2020 yet.

Fireplace plan – J Quentzel stated that there are extensive issues with the fireplaces that could not fit in the budget. M Menagh offered their flue to be used as a test to get reliable bid numbers to repair.

Construction Elevations (<https://www.villagecentercb.org/improvements>)

B White informed the ownership he has construction drawings available and the most recent elevation is posted to the association's website at the link provided.

Adjournment

J Quentzel made the following-

Motion: Adjourn the meeting

2nd: L Jackson

Vote: Unanimous approval

The meeting was adjourned at 12:43pm MDT.