

**VILLAGE CENTER CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES  
November 30, 2023 ~ 9 A.M. (MT)**

**Call to Order**

B. Macfarlane called the meeting to order at 9:03 am MDT.

**Proof of Notice**

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

**Roll Call/Establish Quorum**

In attendance-

Roger Hanagriff  
Ross Foldetta  
Mark Voegeli  
Clark Taylor  
Bill MacFarlane  
Roger Sherman

Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL).

**Reading/Approval of Past Meeting Minutes**

-October 26, 2023

R. Hanagriff made the following-

Motion:	Waive formal reading and approve the minutes of the October 26, 2023, meeting as submitted by CBL
2nd:	M. Voegeli
Discussion:	None.
Vote:	The motion passed unanimously.

-November 11, 2023

R. Hanagriff made the following-

Motion:	Waive formal reading and approve the minutes of the November 11, 2023, meeting as submitted by CBL.
2nd:	M. Voegeli
Discussion:	None.
Vote:	The motion passed unanimously.

**Reports**

#### -Financial Report

Mays Concrete returned the deposit for the shotcrete wall, this will appear on November's financial report. The roof seam caps required more work than anticipated to repair; 400 4' sections have been ordered from Dragon Sheet Metal. There was also a large gouge found in a roof panel and required an outside contractor to repair it.

#### -Review \$37,713 Loan to Operating-Pending

#### -Management Report

Walkways at Axtell-United finished the concrete replacement on the parking lot side. We've replaced one grip strut walkway on the slope side and are waiting for delivery of the grip struts for other section. CBL replaced the timbers bordering the parking lot, after the concrete work was complete.

-Hot Tub Covers-The Emmons cover was replaced, and we have another 'back-up' cover in storage. AX and EM tub covers are the same size.

Emmons Project-During the 11/13 meeting, the board considered holding off on replacement of the walls under the transformers (which are creosote soaked railroad ties). M. Voegeli and W. Bearth met with Matt (SCJ) and Darin (CMT) on 11/20. Both engineers discouraged holding off or phasing the replacement of any of the existing retaining walls given the visible deterioration. Matt and Darin also advised that waiting on the railroad tie wall might complicate the construction of the new drainage and would most certainly increase costs related to mobilization if we were to break this project into more phases. With regards to the micropile option, Matt originally recommended that not only be due to the freeway of utilities running between Emmons and Mtn Square, but also in consideration for the sensitive location of the transformers.

M. Voegeli and W. Bearth will be meeting with Dietrich Dirtworks on 11/30 after the board meeting to discuss the various options for new walls: timber, cast in place and micropile with shotcrete. That's the contractor most familiar with the Emmons project and we will ask for cost comparisons given the comments from homeowners during the recent annual meeting which indicated price was among the most important considerations; FYI, we don't have a fresh timber or cast in place concrete quote.

-Window/Door Project- Matt (CBL) and W. Bearth met on site with Mueller Construction LLC on 11/14. Kenny is preparing a quote that will include at least 2 options and the cost of installation. The residential window, sliding door and entry door project is proposed for 2025. We toured a sampling of units with different floor plans and Kenny evaluated access from the exterior and roof level.

Other Projects- CBL completed a variety of projects last month around the complexes including winterizing the irrigation system, several common area door adjustments, and a thermostat/heater replacement. A local blacksmith has fabricated 150 – 4' foot sections of seam caps to replace damaged caps on both roofs.

November Meetings- 2 litigation committee meetings, 2 EM projects meetings, 1 onsite with Mueller Construction, our regular monthly meeting on 11/30 and another scheduled with Dietrich Dirtworks will tally up to 7 meetings in November.

Rodent issues in the Emmons building have been a problem, and EcoLab has been hired to mitigate the issue and has treated the property initially. Bait traps, live traps, and repellants were placed around the property.

**Old Business**

Pending with ACL

- Operating Document Review
- Mountaineer Square Easement
- Elevation Easement & Maintenance Obligations

Declaration Update & Meeting Date for Review

The board agreed that a longer conversation needed to be had regarding the declaration changes as there are many things to consider before moving in a direction on any issues being considered for alteration.

The board agreed to meet next Wednesday, December 6<sup>th</sup> at 4pm MDT, pending approval from the attorney.

**New Business**

Homeowner Survey Review

R. Foldetta made the following-

- Motion: Send out the amenity survey as written by CBL to homeowners with a 10-day deadline to respond.
- 2<sup>nd</sup>: M. Voegeli
- Discussion: None.
- Vote: The motion passed unanimously.

**Pending Business**

- Window/Slider Standards & Estimates – Met with Contractor 11/14/2023
- Establish New Parking Agreement with CBMR for “approximately 8 parking spaces.”
- Emmons S. Sidewalk Pedestrian Easement Review Incl. Indemnity-Ross/Ally Emmons
- North Lawn Responsibility (EM-LMS)
- Homeowner Request for Axtell Grill
- Fireplace & Flue Condemnation Consideration

**Adjournment**

R. Foldetta made the following-

- Motion: Adjourn Meeting
- 2<sup>nd</sup>: M. Voegeli
- Discussion: None.
- Vote: The motion passed unanimously.

The meeting was adjourned at 10:06am MDT.