

Meeting Minutes

Village Center Condominium Association Board of Directors Budget Meeting Conference Call December 19, 2019 ~ 11am MST

Call to Order

T Baker called the meeting to order at 11:03am MST.

Proof of Notice

Proof of notice was posted to the association website on December 16, 2019.

Roll Call/Establish Quorum

In attendance-

Tim Baker
Christian Robertson
Matt Feier
Ross Foldetta
Lamar Jackson

Also in attendance: Candace Coen, Village Center Homeowner.

Also in attendance: Wanda Bearth, Grant Benton and Sierra Bearth, Crested Butte Lodging & Property Management (CBL) staff.

Reading/Approval of Past Meeting Minutes

November 21, 2019

R Foldetta made the following-

Motion: Approve the November 21, 2019 meeting minutes as submitted by
CBL
2nd: L Jackson
Vote: Unanimous approval

Reports

Managers Reports

CBL reported there are continual issues with sprinkler head leaks. CBL will get a bid for the board to review on sprinkler head replacement in both buildings.

Financial Report

W Bearth reviewed the current loan balance and capital budget with the board.

Construction Update

W Bearth updated the board on the status of All Around Surfaces and disclosed after final payment, we are holding a \$26,000 in retainage for punch list items. She updated the board there is about \$37,000 left in contingency.

New Business

Emmons Hot Tub Screen Decision

W Bearth informed the board we received a quote from Pinnacle for \$3,000 for extended the railing above the hot tub and \$9,000 for a plexi-glass solution.

Board Vacancies

Appointment to Fill Vacancy

T Baker made the following-

Motion: Appoint Candace Coen to fill the remainder of J Quentzel's term to expire September 2020
2nd: R Foldetta
Discussion: None
Vote: Unanimous approval

Officer Appointments

R Foldetta made the following-

Motion: Appoint T Baker to serve as President for HOA
2nd: L Jackson
Discussion: none
Vote: Unanimous approval

T Baker made the following-

Motion: Appoint C Coen to be a director for the remainder of the term
2nd: R Foldetta
Discussion: None
Vote: Unanimous approval

Loan Signatory Appointment

R Foldetta made the following-

Motion: Appoint T Baker to be the loan signatory for the current loan with Community Banks of Colorado
2nd: M Feier
Discussion: None
Vote: Unanimous approval

Capital Contingency Committee Appointment

R Foldetta made the following-

Motion: Authorize T Baker to approve change orders under \$10,000 without holding a board meeting. The term of this authorization will only extend for the duration of the current capital project.
2nd: M Feier
Discussion: R Foldetta and J Quentzel were authorized in this capacity at a previous Board meeting. T Baker is filling the vacancy, following J Quentzel's resignation.
Vote: Unanimous Approval

Rules and Regulations Amendment-Decks

The board would like the rules to be amended to state there can be a maximum of 2 bikes stored on each deck and structures cannot be installed on the exterior of the building. The bike needs to be resting on the deck rather than hanging from a rack or over the railing. Skis and snowboards need to be laid down on the deck. CBL will revise the deck rules and distribute to the board for formal approval.

Old Business

Insurance Policy Renewal

W Bearth gave a short update that the excess carrier has not yet sent the updated policy. When the policy is in hand, CBL will distribute it to owners and remind them again to make sure they have adequate coverage.

Capital Plan

The board asked CBL to draft a letter and set a special homeowners meeting date in order to receive input regarding the ordering of the larger capital projects.

Window & Door Replacement Requests

W Bearth informed the board that we have needed to repair several sliding glass doors that were not operable. There are a handful of owners that have doors in critical condition.

Adjournment

T Baker adjourned the meeting at 12:06pm MST.