VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTERS
August 27, 2026 ~ 9 a.m. (MT)

Call to Order
Roger Hanagriff called the meeting to order at 9:15 a.m.

Proof of Notice
Notice was emailed and posted to the website.

Roll Call/Establish Quorum
A quorum was established with Roger Hanagriff, Roger Sherman and Taylor Whaley in attendance. Wanda Bearth and Aldie Berezowskyj with Crested Butte Lodging & Property Management (CBL) were also in attendance.
Craig Nickell joined before the first motion was made.

Reading/Approval of Past Meeting Minutes

T Whaley made the following-

Motion:	Waive formal reading and approve the minutes of the July 23, 2026, meeting and approve as submitted by CBL.
2nd:	R Sherman.
Vote:	Unanimous approval.

Legal Business
Accounts Receivable-W Bearth reported that the accounts receivable are stable, with 3 owners adhering to payment plans.
Emmons Project/LMS Update-Rask Dietrich, owner of Dietrich Dirtworks, and 3 of his key staffers met with W Bearth on site in August to review the project. They are renewing the proposal that they presented in 2024, although updating it with the board-approved concrete wall, rather than the rock wall that they originally presented.

Old/Unfinished Business
2026-2027 FY Budget Drafts-The board reviewed the budgets which were updated at their direction following last month's meeting. W Bearth was directed to shop for more affordable parking permits for the businesses, which need annual replacements.

R Hanagriff made the following-

Motion:	Reduce the common operating maintenance supply budget to $5,000/year and approve the common operating, residential operating and common capital budgets as otherwise submitted by CBL.
2nd:	C Nickell.
Vote:	Unanimous approval.

The board discussed the residential capital plan and budget following requests from some owners to move forward with the window replacement project, as a capital project sooner than 2029.

R Hanagriff made the following-

Motion:	Present the proposed residential capital budget to the homeowners at the annual meeting for consideration.
2nd:	C Nickell.
Vote:	Unanimous approval.

Minutes of this meeting shall remain in draft state until reviewed and formally approved at a subsequent meeting.

Depending on the homeowner's recommendations, a subsequent meeting may be necessary to review the final budget and assessment schedule.

Business Operating & Capital-There are no plans for capital work, such as window replacement at this time and an operating budget for the business units is not currently necessary.

New Business

Window Proposals-W Bearth forwarded an estimate from Blackbird windows proposing Kolbe Forgent Windows. Proposals from Kenneth Mueller Construction and Brian Murphy Construction are expected shortly. Window options will include Pella and Marvin with fiberglass interior and exteriors.

Manager's Reports

Gravel Storage Improvement at Axtell-The gravel area will be shored up to store more gravel this winter. The cost to Village Center is expected to be $800, and the savings in reduced delivery frequency will off set that cost.

Establish Date of Next Meeting

Annual Meeting September 24, 2026 – 9 a.m. MT

Adjournment

R Hanagriff made the following-

Motion:	Adjourn the meeting.
2nd:	T Whaley.
Vote:	Unanimous approval.

The meeting was adjourned at 10:17 a.m.