

**Meeting Minutes
Village Center Condominium
Association
Board of Directors Meeting
Conference Call
Thursday, May 25, 2023 ~ 9:00 a.m.
MT**

Call to Order

B MacFarlane called the meeting to order at 9:01am.

Proof of Notice

Notice was posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Christian Neville
Bill MacFarlane
Mark Voegeli
Roger Hanagriff
Gardner Taylor

A quorum was established with 5 of 6 Board members in attendance.

Also in attendance, David Firmin, legal counsel, and Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management, Inc staff (CBL).

Reading/Approval of Past Meeting Minutes

April 27, 2023

B MacFarlane made the following

Motion: Waive the formal reading of the April 27, 2023 meeting minutes and approve as drafted by CBL
2nd: G Taylor
Discussion: None
Vote: Unanimous approval

Executive Session

Accounts Receivable

B MacFarlane made the following-

Motion: Move the meeting to executive session at 9:04am to discuss accounts receivable with the association attorney, David Firmin.
2nd: M Voegeli
Discussion: None
Vote: Unanimous approval

B MacFarlane made the following-

Motion: Move the meeting out of executive session at 9:26am
2nd: M Voegeli
Discussion: None
Vote: Unanimous approval

B MacFarlane made the following-

Motion: Direct Wanda Bearth to send a demand letter per the Board approved collection policy to the delinquent owner of both accounts
2nd: M Voegeli
Vote: Unanimous approval

Reports

Financial Report

W Bearth reviewed the following financial report-

Cash Balances

- As of 4/30/23, the HOA had \$50,884 in the operating account with \$15,016 pending against that balance.
- A/R: Two owner accounts for 'regular' dues are in arrears. We are in communication with one of those owners and expect payment soon. One owner's loan account is still in arrears.

Material Variances to Budget

- Administration costs are under budget \$8,679 due to timing of the legal expenses.
- Maintenance and Repair is running over budget due to the cost for asbestos abatement following the fire suppression flood in December. We have filed a claim with the unit owner's carrier. The adjuster accepted the claim but advised that it would be some time before a decision is made. The contractor was paid with capital funds (\$20,199.73) and the capital fund will be reimbursed with any insurance proceeds.
- Miscellaneous expenses are running over budget \$73,568. This category includes snow removal and lot patrol and is over budget by 74%.
- Utilities are running over budget by \$1,330, largely due to extra trash removal costs.

Management Report

W Bearth reported the following report-

- Emmons project-May's Concrete was put on hold until the end of summer (for the new wall) allowing us to sort through the remaining north boundary questions. The surveyor stands by the boundary line that he placed on the new plat, stating that it was per the information obtained in the title search. Bill and I noted that the Mountaineer Square (MS) boundary matches the depiction on the County Assessor's website, which places Emmons north boundary very close to MS. We have asked Land Title Guarantee Company to examine this discrepancy. Meanwhile, since it's feasible that Emmons was deeded that access road to make-way for the MS construction, I'm hoping one of the CBMR Board members can help track down any agreement for the maintenance (or replacement) of the lawn, sidewalk and retaining walls that might have been written.
- SCJ has submitted initial plans to Mt CB's building department for review and comment.
- Amendment for Operating Documents-The proposed amendment and my notes are in the Board's hands. Review and decision on the dues allocation/voting pending.

- Roof work-We see a few bent, damaged or loose snow fences on both roofs. Our crew is attending to that damage.
- Emmons snow melt-As it warmed up, the snow melt was making it's way into the Emmons' lowest level, displacing several CBMR employees. Bill and I thought it would take weeks for the super-sized snowbank to melt, so we brought in machinery to move the snow away from the north side of the building. That extra effort cost the HOA \$3,100; A loader and mini excavator were used to relocate the snow.
- Slip and Fall Claim-We received notification of an accident that happened on April 1st. The attorney representing the injured visitor has requested insurance information as well as preservation of certain evidence such as work logs and snow/ice removal protocols. Village Center and Crested Butte Lodging were copied on the letter. I have asked D Firmin to request details of the accident, prior to sending along insurance information. David was out of the office last week, I expect that we'll hear back from him shortly.

Old Business

Emmons Project & North Boundary

W Bearth reminded the Board that there is a discrepancy from the surveyor about where the Emmon's north boundary line. She has been unable to find a formal agreement regarding land usage when the Emmon's road was removed. M Voegeli offered to reach out to Michael Kraatz to see if he has any recollection or documentation of the Lodge at Mountaineer Square construction and subsequent agreements. M Voegeli also offered to reach out to Ethan Moeller for clarification.

New Business

The Board scheduled a work session for Thursday, June 1st at 9am MT, to review the amended governing documents from David Firmin.

Adjournment

B MacFarlane made the following-

Motion:	Adjourn the meeting
2 nd :	G Taylor
Discussion:	None
Vote:	Unanimous approval

The meeting was adjourned at 9:53am MT.