

## Meeting Minutes

### Village Center Condominium Association Board of Directors Meeting Conference Call Thursday, October 28, 2021 ~ 11:00AM MT

#### Call to Order

B MacFarlane called the meeting to order at 11:05am.

#### Proof of Notice

Notice was posted on the association's website.

#### Roll Call/Establish Quorum

In attendance –

Bill MacFarlane  
Christian Robertson  
Lamar Jackson  
Ross Foldetta

A quorum was established with 4 Board Members in attendance.

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

#### Reading/Approval of Past Meeting Minutes

August 26, 2021

R Foldetta made the following-

Motion: Waive the formal reading of the August 26, 2021 meeting minutes and approve as submitted by CBL  
2<sup>nd</sup>: C Robertson  
Discussion: None  
Vote: Unanimous approval

#### Reports

##### Financial Report

W Bearth reported \$23,588 net operating income with will be forwarded to future expenses per the owner's vote in the annual meeting. The net income for operating and capital is \$86,526.

##### Management Report

W Bearth reported the following-

Insurance-We received loss control recommendations from the inspector that was sent by our new carrier, Farmers.

They want the electrical, plumbing, HVAC and roof inspected. We have Big Horn Mechanical Engineer's online to do this on 11/3/21. \$3,000 cost.

We are also directed to fix the pitted and cracked concrete.

Reserve Study-Borne toured the property today, we can expect the report next month.

Gutter conduit concealment-Complete, rerouted and painted where needed. Stucco repaired.

Working on gutter termination points currently.

SCJ is amending their original proposal for the drainage and retaining walls.

### **Executive Session**

#### **Old/Unfinished Business**

##### SCCA Proposed Agreement for Lot Management

R Foldetta made the following

Motion: Move the meeting into executive session at 11:19am

2<sup>nd</sup>: B MacFarlane

Vote: Unanimous approval

B MacFarlane made the following-

Motion: End execute session at 12:05pm

2<sup>nd</sup>: R Foldetta

Vote: Unanimous approval

### **New Business**

#### Declaration Amendment Consideration: Doors & Windows

To be discussed at a future meeting.

#### Establish November and December Meeting Dates

B MacFarlane made the following-

Motion: Hold the regular meetings at 9am on the 4<sup>th</sup> Thursday of each month beginning in January 2022. Hold the November meeting on the 3<sup>rd</sup> Thursday and skip the December meeting

2<sup>nd</sup>: L Jackson

Vote: Unanimous approval

### **Adjournment**

B MacFarlane made the following-

Motion: Adjourn the meeting

2<sup>nd</sup>: R Foldetta

Vote: Unanimous approval

The meeting was adjourned at 12:14 p.m.