

Meeting Minutes
Village Center Condominium Association
Board of Directors Budget Meeting
Conference Call
Thursday, September 22, 2022 ~ 9A.M. MT

Call to Order

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

Proof of Notice

Notice was posted on the association’s website and emailed to Board members.

Roll Call/Establish Quorum

In attendance –

- Bill MacFarlane
- Christian Neville
- Mark Voegeli
- Roger Hanagriff
- Ross Foldetta
- Lamar Jackson

A quorum was established with all 6 Board members in attendance.

Also in attendance –

- Wanda Bearth, Crested Butte Lodging & Property Management (CBL)
- Sierra Bearth, Crested Butte Lodging & Property Management (CBL)
- Michael O’Loughlin, Schumacher and O’Loughlin, LLC (legal counsel)

Reading/Approval of Past Meeting Minutes

- August 25, 2022 August 31, 2022
- September 8, 2022 September 15, 2022

The Board will review the meeting minutes by email at a later date.

Reports

Financial Report

W Bearth reviewed the following report –

		TOTAL		
		Oct '21 - Aug 22	Budget	\$ Over Budget
Ordinary Income/Expense				
Income				
	Regular Commercial Assessments	159,696.24	159,696.02	0.22
	Regular Residential Assessments	287,980.00	287,980.00	0.00
	Late Fees	2,292.18	2,750.00	-457.82
	Hotel Revenue - Driveway Access	10,800.00		
	Ski Center Snow Plow Share	0.00	11,575.00	-11,575.00
	Miscellaneous Income	2,305.40	1,400.00	905.40
	Vending Income	1,608.25	2,200.00	-591.75
	Returned Check Charges	70.00	0.00	70.00
	Total Income	464,752.07	465,601.02	-848.95
	Gross Profit	464,752.07	465,601.02	-848.95

	Expense			
	Administration	88,791.76	80,794.00	7,997.76
	Maintenance & Repair	57,954.55	67,400.00	-9,445.45
	Miscellaneous Expenses	103,007.05	96,075.00	6,932.05
	Utilities	140,741.26	143,494.05	-2,752.79
	Reserve 10%	83,433.22	83,424.22	9.00
	Total Expense	473,927.84	471,187.27	2,740.57
	Net Ordinary Income	-9,175.77	-5,586.25	-3,589.52
	Other Income/Expense			
	Other Income	339,358.05	333,479.22	5,878.83
	Other Expense			
	2019 Construction Project	5,117.14	0.00	5,117.14
	Capital Repairs	100,349.76	483,204.63	-382,854.87
	Total Other Expense	105,466.90	483,204.63	-377,737.73
	Net Other Income	233,891.15	-149,725.41	383,616.56
	Net Income	224,715.38	-155,311.66	380,027.04

Manager's Report

W Bearth reviewed the following report-

1) Management Notes-

Revenue received from prior Elevation Hotel owners for PY and CY access.

Legal is running \$7,573 over budget.

VC share of the lot patrol is \$7,674 as of 5/31/22; The snow related number nets out to \$2,737 over budget, more than reasonable given that it was an above average year for snow according to OnTheSnow.com

Electric costs have been less than anticipated; trash running over budget.

Running \$2,741 over budget on regular operating expenses.

2) Cash Balances as of 7/31/22

Operating: \$139,197 in available cash

Capital: \$408,806. Note: We have opened a new account at Bank of the West and deposited \$250,000 in order to keep balances below FDIC limits at Community Bank 2019 Special Capital Project: \$72,719.52. Note: this is the A/P balance pending with Pinnacle. The statute of limitations runs out July 2023.

A/R Project (Loans due from owners): \$81,655

A/R: 42,942.

Project Loan Balance: \$88,538

3) Unit Sales-AX415 closing in October, EM432 in September.

4) Projects/Other

Emmons hot tub screen is nearly complete, waiting on the glass.

We opened a CD at Bank of the West with 1.25% to keep our balance at Community Banks under the FDIC limit.

SGM's work is complete, we have the EM full survey in hand.

SCJ plans to have phase 1 ready by 9/15/22. This will include the preliminary drainage report, civil engineering plans and landscape plans. Project stalled, waiting on SCJ legal team's review of our contract.

Bylaws-Back on the agenda this month.

Farmers announced that they plan to non-renew any HOA property policies that

exceed \$23,000,000. Our limit is \$23,500,000 and the policy will expire 1/14/2023.

R Foldetta made the following-

Motion: Move the meeting to executive session
2nd: L Jackson
Discussion: The meeting is moving to an executive session per attorney client privilege to discuss proposed Declaration amendments
Vote: Unanimous approval

The meeting moved to executive session starting at 9:25am MT.

R Hanagriff made the following-

Motion: End the executive session
2nd: R Foldetta
Vote: Unanimous approval

The meeting moved out of executive session at 10:41am MT.

Old Business

Bylaw Review and Consideration

Pending

Annual Meeting Preparation & Location

R Foldetta made the following-

Motion: Authorize B MacFarlane to get a second opinion and sign and accept a fee agreement with David Firmin at Altitude Community Law for review and interpretation of section 22 of the Village Center Declaration pertaining to past and future assessments and dues
2nd: L Jackson
Discussion: The Board discussed the extra cost for this opinion and determined it was worth the potential expense. The Board discussed giving this directly to David Firmin, who may delegate the request to a junior attorney and agreed that was acceptable.
Vote: Unanimous approval

B MacFarlane made the following-

Motion: Direct legal counsel, Michael O'Loughlin, to draft an amendment to sections 22 and 41.4 of the Village Center Declaration based on Exhibit 1
2nd: C Neville
Vote: Unanimous approval

New Business

The Board requested the parking agreement with the Elevation to be added to future meeting agendas until memorialized.

Adjournment

R Hanagriff

Motion: Adjourn the meeting
2nd: R Foldetta
Vote: Unanimous approval

The meeting was adjourned at 10:59am MT.