

Meeting Minutes

**Village Center Condominium Association
Board of Directors Meeting
Conference Call
Thursday, June 22, 2023 ~ 9:00 a.m. MT**

Call to Order

B. MacFarlane called the meeting to order at 9:05am.

Proof of Notice

Notice was emailed on June 17th, 2023.

Roll Call/Establish Quorum

In attendance-

Mark Voegli
Christian Neville
Bill MacFarlane
Clark Taylor

A quorum was established with 4 of the 6 board members in attendance.

Also in attendance, Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc (CBL), and David Firmin, Altitude Community Law (ACL).

Reading/Approval of Past Meeting Minutes

-May 25, 2023

M. Voegli made the following:

Motion:	Waive the reading of the May 25 th , 2023 meeting minutes and approve as drafted by CBL
2 nd :	C. Neville
Discussion:	None
Vote:	Unanimously passed

Reports

-Financial Report

Capital accounts are sitting at \$510k. The A/R report was reviewed. S. Quentzel is trying to close out the insurance claim for the Axtell flood. YTD: Snow removal was over budget due to the banner snow year.

-Management Report

A 1979 replat illustrates the access road on the north of Emmons to have been vacated to Village Center.

Executive Session

B. MacFarlane made the following-

Motion: Enter Executive Session at 9:23am MT.
2nd: M. Voegli
Discussion: None
Vote: Unanimous approval

-Accounts Receivable

W. Bearth sent a formal demand letter to [a homeowner] on May 24th, 2023 with a 30-day deadline (June 24th). At which time, he'll be subject to legal action, lien, or other action. [This homeowner] would like to perform certain renovations that may involve adjacent common areas. The board agreed that something must be done to collect the arrearages.

M. Voegli made the following-

Motion: Move forward with the next steps in the collection policy contingent on no payment being made by midnight, June 24th, 2023.
2nd: B. MacFarlane
Discussion: None
Vote: Approved unanimously.

W. Bearth requested one more meeting with David Firmin to discuss the declaration review, and the board agreed.

Motion: Exit executive session at 9:36am MT
2nd: C. Neville
Discussion: None
Vote: Approved unanimously.

Old Business

-Declaration Review Meeting Date

The board agreed to continue the review of the declaration amendments with the remaining scheduled meeting time. Board covered unit combination and alteration clauses. The board agreed that owners should have the right to combine units as long as they pay the re-plat fee, and a 2x units dues to maintain the HOA income. Discussion moved to the costs associated with renovations and whether the commercial owners should be partially responsible for residential improvements such as the window and entry door replacement project. The board clarified that if the HOA pays to replace the windows, then maintenance and upkeep would be on the owner until such a time the HOA decides that all windows need to be replaced again. The HOA closed the meeting after discussing fireplaces and responsibility for inspections and maintenance. The board agreed that the annual inspection could be paid by the HOA, but any repairs needed would be owner responsibility.

New Business

-Mays Concrete Scheduling

The board agreed that they need to pressure Eric Bjornstadt with SGM Engineering to mark the property boundary. W. Bearth asked if the board would be comfortable with the board voting on approving May's Concrete's proposal.

B. MacFarlane made the following-

Motion:	Approve the scheduling of May's concrete for the rebuilding of the retaining wall.
2 nd :	M. Voegli
Discussion:	None
Vote	Unanimously Passed

-ACL Contract?

M. Voegli made the following-

Motion:	Approve Altitude Community Law for drafting an agreement between Village Center and Mays Construction.
2 nd :	C. Neville
Discussion	None
Vote:	Passed

Adjournment

B. MacFarlane made the following-

Motion:	Adjourn Meeting
2 nd :	M. Voegli
Discussion:	None
Vote:	Passed Unanimously

The meeting was adjourned at 10:00am MT