

**VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
CONFERENCE CALL
May 30, 2024 ~ 8:30 A.M. (MT)**

Call to Order

B MacFarlane called the meeting to order at 8:34am MT.

Proof of Notice

Proof of notice was emailed to all Board members.

Roll Call/Establish Quorum

In attendance –

Bill MacFarlane
Roger Sherman
Roger Hanagriff
Ross Foldetta

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

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

Reading/Approval of Past Meeting Minutes

R Hanagriff made the following-

Motion: Waive formal reading and approve the April 25, 2024, meeting minutes as submitted by CBL.
2nd: R Foldetta
Vote: Unanimous Approval

Old Business

Pending with ACL

Mt CB Letter RE: Bridge Easement

M Voegli made the following –

Motion: Authorize D Firmin to send the prepared letter to Town of Mt. Crested Butte regarding the public easement off the bridge and related maintenance
2nd: R Foldetta
Discussion: None
Vote: Unanimous approval

Final Operating Drafts

B MacFarlane inquired with D Firmin on insurance recommendations at the HOA level. D Firmin informed the Board that HOAs in the state are managing their exposure by moving

toward bare-walls or studs out, which could eliminate water damage claims on the HOA policy by placing drywall repair and insurance with unit owners. D Firmin clarified what items would be included in the associations obligation to insurance and maintain including all exterior items. The Board expressed unanimous support in changing the insurance requirements to bare studs or such descriptor that our carrier may use. The chart within the new declaration will name insurance and maintenance responsibility, homeowner vs. HOA.

Elevation Hotel Easement Demand Letter-Pending

Lodge at Mountaineer Square Correspondence RE: Wall-No response from the Lodge HOA, as they await a board election.

Construction/Maintenance-S Bearth advised that the east side pedestrian bridge is undergoing major repairs, the contractor has requested permission to utilize the south section of the Emmons parking lot.

1986 Northern Lodge Sites Replat-8 Parking Spaces

D Firmin is drafting new language for the board's review.

Executive Session pursuant to C.R.S. § 38-33.3-316(11)

Accounts Receivable

R Foldetta made the following –

Motion: Move into executive session at 8:35am
2nd: B MacFarlane
Vote: Unanimous approval

C Taylor joined at 8:42am MT.

R Hanagriff made the following-

Motion: Close the executive session at 9:01am
2nd: R Foldetta
Vote: Unanimous approval

New Business

Move to QuickBooks Online-Roger H Request

B MacFarlane made the following –

Motion: Move the association's accounting to QuickBooks online, not to exceed \$40/month
2nd: R Hanagriff
Discussion: None
Vote: Unanimous approval

M Voegli joined at 9:04am MT

Construction Insurance-W Bearth suggested the Board consider a separate insurance policy

for construction project. D Firmin advised that the construction contract require the contractor carry appropriate insurance. W Bearth will investigate an additional policy to serve as another layer of protection.

Reports

Financial Report-W Bearth fielded Q & A on the separately attached financial report.

Management Report-

Emmons Project Meeting-On May 9th, Mark and Wanda met on site with Jesse Nelson (Western Gravel Constructors & K&K Concrete) and Cassandra Miertschin and Mark McCoy (SCJ Alliance).

Jesse provided our initial cast-in-place concrete wall guestimate that we used to determine if concrete was out of reach for your budget. After evaluating that guestimate and getting the board's approval to get a formal quote for a CIP wall, we learned that Jesse also installs drainage systems.

- Jesse will be writing a quote to include the drainage, with the south side included as an option (the south drainage is labeled as phase 1b on the plan). We have Dietrich Dirtworks estimate, too, for comparison.
- SCJ will be reaching out to CMT (Darin Duran, Geotechnical engineer) for the soil analysis report and they'll move forward with the wall design.
- Strong concerns about supporting Mountaineer Square's electric transformers. GCEA's offer to support them from the parking lot with a boom truck is still on the table, but Jesse is hoping to find another way given the interference and safety concerns the boom truck(s) would create. Jesse's original guestimate included coordination with GCEA and that's still the intention.
- A few different wall options and footprints were discussed. The idea to build a wall in front of the old wall is gaining momentum. Cassandra will be working on calculations, but initially, it doesn't appear that we would lose parking. The handicap spot would need to be moved, but locating it to the right of the steps happens to be a much better spot, given the extra space available there. SCJ will confirm with the town regarding the creosote timbers, wondering if we'll be allowed to essentially 'bury' those.
- CBL's crew will dig a hole between the two walls on the north side of the lot. This is the wall that cars nose into when parked. Looking for the actual depth of that back wall. *Note: We found that just one timber was underground.*
- SCJ agrees that the wall to the right of the stairs is not structural and we may want to use concrete there, however the current height exceeds 4' and would require an engineered plan before construction.

Emmons Project Meeting May 20th-Jesse with K&K called another meeting, the same parties were in attendance. CMT Technical Services issued a letter on 5/15/24 discussing lateral earth pressures and recommending micropiles.

- Matthew Mielke, SCJ, advised that micropiles (to accommodate a smaller spread footer for the concrete wall) would come with a significantly higher price tag.
- Cassandra will draw a plan using spread footers, rather than micropiles at Mark's request, in order to keep the expenses in line with the anticipated budget. She cautioned that we will likely lose one parking space (currently the handicap parking space), due to the width of the footers and to avoid constructing those

under the transformers. Concrete wall to be constructed in 2' increments, possibly in front of the current wall. Questions remaining on burying the creosote ties; and how to support the transformers if that is not allowed by the county or town.

- Jesse will consult with GCEA on supporting the electric transformers; also asked if there would be any assistance from the transformer's owners (Mtn Square HOA).
- Concrete is still viewed as the best option for the small wall next to the stairs. SCJ will consult their landscape architect for suggestions on how to avoid a height of more than 4'.

Emmons Parking Lot Gate – Pending with Pete Klauck, who offered to perform initial research.

Pending Business

Rule Amendment RE: Water Heaters incl. Tankless

Window/Slider Standards & Estimates – Contractor & Supplier 3.26.2024

North Lawn Responsibility (EM)

Homeowner Request for Axtell Grill

Establish Date of Next Meeting

The regular monthly meeting is scheduled for the 4th Thursday of each month at 9 a.m. MT.

Adjournment

M Voegli made the following-

Motion: Adjourn the meeting

2nd: R Sherman

Discussion: None

Vote: Unanimous approval

The meeting was adjourned at 10:00am MT.