

Meeting Minutes
Village Center Condominium Association
Home Owners Annual Meeting
Thursday, September 28,2023 ~ 9:00am (MT)
Anthracite Ballroom, Elevation Hotel

Call to Order

B MacFarlane called the meeting to order at 9:06am MT.

Proof of Notice

Proof of notice was mailed and emailed to all owners on September 16, 2023.

Roll Call/Establish Quorum

In attendance –

Owner	In attendance	Proxy
Axtel 101 - Roger & Susan Sherman	1.00	
Axtel 200 - Crested Butte Mountain Resort	1	
Axtel 310 - Richard & Reema Koo	1.00	
Axtel 311 - Alfredo Sotolongo		Roger Hanagriff
Axtel 314 - Craig & Mary Nickell	1.00	
Axtel 315 - Golden Paradise LLC	1.00	
Axtel 317 - Roger & Gena Hanagriff	1.00	
Axtel 318 - Julia DuBay	1.00	
Axtel 319 - Richard & Cortnee Doyle	1.00	
Axtel 409 - Brian & Sonya Sava	1.00	
Axtel 410 - Jose A. Rodriguez	1	
Axtel 411 - Axtell LLC	1.00	
Axtel 412 - Axtell LLC	1.00	
Axtel 414 - Wes Fuller		Rae Phillips
Axtel 416 - Larry G. Blackwell		Wanda Bearth
Axtel 419 - J & S Perone LLC	1	
Axtel 421 - Scelza & Truninger-Hanley	1.00	
Emmons 100 -Crested Butte Mountain Resor	1	
Emmons 200 -Crested Butte Mountain Resor	1	
Emmons 322 - Megan Menagh	1.00	
Emmons 323 - Joshua & Sarah Schwiesow	1.00	
Emmons 324 - Christopher Nattress	1.00	
Emmons 325 - Heather LeVay & Matt Kelly	1.00	
Emmons 327 - Sharon Purdom	1.00	
Emmons 329 - Greenberry Hill LLC	1.00	
Emmons 423 - Michael Adkins	1.00	

Emmons 424 - Justin and Gina Wyborn	1.00	
Emmons 426 - Gardner (Clark) Taylor	1.00	
Emmons 428 - CB Emmons 428 LLC	1.00	
Emmons 430 - Amy Sexton	1.00	
Emmons 432 - Russell & Shari New house	1	

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

Reading and Approval of Past Minutes

October 20, 2022

S Sexton made the following-

- Motion: Waive the formal reading of the October 20, 2022 meeting minutes and approve as drafted by CBL
- 2nd: M Menagh
- Discussion: None
- Vote: Unanimous approval

Reports

Financial Reports

Fiscal Year Ending September 2022-Audit

W Bearth presented the audited financial statement and noted that the full audit was posted to the association's website. The fiscal year ending in September of 2022 closed out with \$187,430 in the operating fund balance and \$645,398 in the capital fund balance.

Fiscal Year to Date October 2022 through August 2023

W Bearth noted that as of August 31, 2023 the association had \$22,268 in the operating fund balance and \$635,697 in the capital fund account. She pointed out there is \$87,713 on the balance sheet that is due to operating from capital. There has been a loan on the balance sheet since 2013 due from operating to capital. She advised the Board can vote to have that balance repaid or vote to make the loan permanent. The association is over budget by \$64,651 mostly due to snow removal following the large winter. Owners inquired if the sidewalk could be heated between Elevation and Emmons. R Foldetta explained the Board has been working with Elevation for contribution on this request, and was unable to join the heat project when completed by Elevation. A Hanley was

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invited to help in this effort. B MacFarlane added that the Board is researching drafting an easement agreement. W Bearth clarified that the Emmons property line goes to the grass on Elevation's side.

Excess Income Resolution, Fiscal Year Ending September 2023

This item is included as a placeholder for when the association does not spend all the funds collected.

Manager's Report

M Hart presented the following report-

1. Parking Lot Maintenance-Sealco patched and sealed cracks on the Axtell parking lot last October. Future parking lot work will be split 50/50 with Whetstone HOA.
2. Water damage-CBL located and repaired leaks originating from units. The building's plumbing allows for installation of an isolation valve in most cases. Installing a unit shut off is certainly more convenient than turning off the neighbor's water when you're working on your own plumbing. Reminder that building-wide water shut offs for remodeling are allowed only during the shoulder seasons (April 10-May 15 and October 1-November 15). Contact our maintenance department if you need assistance confirming that you have a valve or for locating your unit's shut off valve.
3. Laundry – The dryers should be more efficient now that we've properly vented those to the outside and have the hoses on a regular cleaning cycle. Caution to not overload the washers, which has been the source for several service calls this year.
4. Patrols-CBL performed deck patrols at Emmons and parking lot patrols during peak demand periods. Toad Property Management patrols the Axtell and Whetstone lot. Reminder that STRs are allowed to copy the parking permit onto letter size paper, preferably on colored paper, include the dates of stay and contact info for the rental manager.
5. Emmons Project-The retaining wall and drainage project at Emmons has been paused until Spring. In a recent meeting with Dietrich Dirtworks, we learned that the valley has a material shortage, drain rock won't be available until the equipment arrives at the quarry, which is about 3 weeks out. The drainage needs

- to be installed prior to the new wall, so both the wall and the drainage are delayed due to material availability and imminent weather.
6. Axtell Concrete-United is scheduled to remove and replace the broken concrete around the first floor of the Axtell building in mid-September. We have new grip strut panels on order for the slope side entryways.
 7. Tub Cover-We have replaced the damaged hot tub cover at Emmons and have another on order, as a backup.
 8. We've been working closely with the board, meeting twice a month or more this year. There are several projects in the works:
 - a) Operating Docs-Our new legal counsel, David Firmin with Altitude Community Law, drafted amended operating documents for the HOA, including the Declaration, Bylaws and Articles of Incorporation. The Declaration is in review and will be presented to the membership at a future meeting. The goal is to align with and avoid conflict with state legislation.
 - b) Easements-The 1986 access easement (to the hotel via the Axtell driveway) is in review by legal counsel; particularly the section identifying the hotel's maintenance obligation.
 - c) Emmons South Walkway-Working toward an agreement with the hotel regarding maintenance/shoveling.
 - d) Surveys-Emmons has a recent boundary and topographic survey, and a survey is planned for Axtell which will also illustrate the exact easement area named in the 1986 easement.

HOA Reminders:

- a. Remodeling – You might not need a building permit from the town for certain renovations, but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or even parking a dumpster for demolition on site.
- b. Fire Extinguishers – Western Slope and Fire Safety will be recertifying the fire extinguishers every fall. The extinguishers should be inspected prior to this meeting. We will notify all the owners of the specific date via email. Please have

- your fire extinguisher placed outside of your unit door on the day of recertification to cut down on the time and cost of the bill.
- c. Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Village Center governing documents require the property manager have access. CBL can make copies of keys free of charge.
 - d. STR – Please email Sierra@CrestedButteLodging.com for HOA parking approval for short term rentals.
 - e. Website – The association’s website VillageCenterCB.org is a quick place to find meeting minutes, rules and regulations, insurance information and more. The password is: 12snowmass

Old/Unfinished Business

Capital Improvement Update & History

W Bearth informed the membership that the association has been working through gathering all easements, surveys and agreements relating to the land. A surveyor was hired to draft a topo survey for Axtell. M Menagh questioned why the association was looking into encumbrances, and W Bearth explained the association is working on drainage and retaining wall work at Emmons and needed to ensure the work was done on Emmon’s property. W Bearth reviewed capital work in the last 9 years including concrete work, and some light work years, leading up to the 2019 project. She reviewed the work and expenses for the 2019 project and noted the project ended \$74,706 under budget. The fire suppression head replacement project came in at almost half of what was budgeted.

New Business

Approved Operating Budget

W Bearth reviewed the approved operating budget including a 10% increase in dues effective October 1, 2023. She noted that the insurance premium increased significantly, as all premiums have gone up in Colorado this year following increased risk deemed by underwriters. The snow removal budget was also increased following the average of the last two years.

B MacFarlane made the following-

Motion: Approve the budget ad presented by management with a 10% dues increase effective October 1, 2023.

2nd: K Rice

Discussion: None further

Vote: Unanimous approval

Proposed FY24 Capital Budget and 5 Year Plan

W Bearth explained all the different materials management and the Board has researched for the retaining wall replacement in the Emmons lot. Since the Board has not selected a contractor or material for the retaining wall project, the budget is currently just proposed until a decision is made. Upon question, B MacFarlane clarified the Board is focusing on functional and needed projects and not aesthetic projects. W. Bearth spoke with Mtn. Windows about an alternative window product to present to the HOA for consideration. The window project has been pushed to next fiscal year (24-25) to focus on the retaining wall which is at a critical degree of tilt. The 5 year plan is presented in order of priority and adjusted each year as needed.

Members Open Forum / Unscheduled Business

The membership questioned the parking patrol practices and several solutions were agreed to including drafting a diagram for the overflow parking and more parking patrol around 4pm in the Emmons lot. W Bearth informed that there is one ski locker closet at each building and owners can get a key from management to those lockers. W Bearth explained that recycling was removed years ago for the comingling and additional charges related to such, but Waste Management has recently offered a single-stream recycling service that can be comingled and the association can consider signing up for this service. The membership questioned the prior Town master plan that noted a tear down of Emmons. B MacFarlane explained there is a new Town manager and the master plan was updated and does not mention a tear down of Emmons. The membership discussed the feasibility study completed over 10 years ago and potentially having that updated, no decision was made.

The Board meets every fourth Thursday of the month at 9am over Zoom, using the same link provided for this annual meeting, and owners are welcome to join.

Board of Directors Election

One Residential 3-Year Term is Expiring

R Hanagriff's term was expiring, and he volunteered for another term.

B MacFarlane made the following-

- Motion: Elect R Hanagriff to another term on the Village Center Board of Directors
- 2nd: R Foldetta
- Discussion: None
- Vote: Unanimous approval

Date of Next Annual Meeting

R Foldetta made the following-

- Motion: The next annual meeting will be held on Thursday, September 26, 2024 at 9am MT
- 2nd: M Voegeli
- Discussion: None
- Vote: Unanimous approval

Adjournment

B MacFarlane made the following-

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

The meeting was adjourned at 11:28am MT.