

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
July 24, 2025 ~ 9 a.m. (MT)

Call to Order

Bill MacFarlane called the meeting to order at 9:11 a.m.

Proof of Notice

Notice was emailed and posted to the HOA's website.

Roll Call/Establish Quorum

In attendance-

William (Bill) MacFarlane
Craig Nickell
Roger Sherman
Adam Caira

A quorum was established with 4 board members in attendance. Roger Hanagriff and Clark Taylor were absent. Adam Caira was appointed to the board as a business representative, following Mark Voegeli's resignation on July 14, 2025.

Also in attendance – David Firmin, Altitude Community Law; Wanda Bearth and Michael Geheb, Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Past Meeting Minutes

B MacFarlane made the following-

Motion: Waive formal reading and approve the June 26, 2025, meeting minutes as submitted by CBL.

2nd: C Nickell

Vote: Unanimous approval

Legal Business

Fireplace Prohibition Declaration Amendment; Mtn West Letter – D Firmin recommended that CBL reach out to Mountain West regarding a letter describing the insurance climate, to be included with the declaration amendment materials.

Lodge at Mountaineer Square/Retaining Wall & Drainage Assistance – Legal representation for this matter was reconsidered.

C Nickell made the following-

Motion: Retain Jesse Witt with Frasca, Joiner, Goodman and Greenstein, P.C. for legal services related to the Emmons retaining wall and drainage matter.

2nd: B MacFarlane

Vote: Unanimous approval

Old/Unfinished Business

Access & Parking Agreement Easement w/Vail – B MacFarlane will follow up.

Axtell Water Damage – M Geheb reported that he toured the CBMR space in the Axtell building; there are 4 recent leaks evident, but determining whether those start on the 3rd, 4th or 5th floor will take some effort. He explained the process for reproducing the leaks: turning on all taps, filling tubs and draining, even standing in tubs to duplicate the pressure on a drain. CBL techs can assist a plumber, but management is asking for approval on the additional spend, given that the Emmons water damage repairs came in at \$26k and was an additional, unbudgeted expense in this fiscal year.

C Nickell made the following-

Motion: Allocate \$4,000 toward locating the origin of those leaks.

2nd: R Sherman

Vote: Unanimous approval

New Business

Third Party Financial Audit Consideration – The board may want to consider reducing the frequency of the 3rd party audits, now that the capital improvement loan has been paid and the amended declaration does not require this annually. This will be decided via email.

2025-26 Budgets - The board has asked for a work session dedicated to reviewing the operating and capital budgets. A date will be determined by email.

Balcony Inspections – The board reviewed correspondence from a homeowner, asking for leniency, which was in response to an email from management regarding compliance with the rules as they relate to items allowed on balconies.

A Cairra made the following-

Motion: Decline unit 329's request to grant an exception to the HOA's rules and regulations pertaining to items permitted on the balconies.

2nd: B MacFarlane

Vote: Unanimous approval

Reports

Management Report – W Bearth reported the following:

Gardens & Landscaping – The 3 gardens under the south stairwells at Emmons were rebuilt just before the 4th of July. The grass was winning, so it was dug out and new perennials added where needed, along with a few annuals. \$250 in plants/mulch plus labor. The other gardens were weeded and sprinklers adjusted.

Further trimming of the older and healthy, but stem-heavy, plants is planned. Please note that the constant use of ice melt (albeit pet and concrete friendly) is resulting in some dead areas on the grass. We'd like to add rock to the SE entrance, as we did on the SW entrance (outside CBMR's entrance and the residential stairwells) years ago. Also, we recommend that some of the south gardens at EM and all of the gardens at AX be rejuvenated with some meticulous plant removal and soil amendment. Perhaps this can be included with the landscaping as part of the EM retaining wall/drainage/landscaping plan.

Competitive Rates – As requested by Roger Hanagriff.

Hot Tubs: \$3,940/month during operational months estimated by CB Hot Tub Sales & Service. Daily opening service includes balancing, no closings included.

TOAD labor: \$155/hr cat plowing; \$75/hr. basic labor.

Pinnacle: \$90/hr. roof shoveling; \$75/hr. ground shoveling.

Mgonalez Construction: ground shoveling: \$55/hr.

NXN, Chad Nixon: roof shoveling-\$95/hr.

CBL rates: Roof Shoveling-\$75/hr.; Ground Shoveling-\$65/hr.; Basic Labor-\$65/hr.; Skilled Labor-\$75/hr.; \$145/hr. cat plowing. Hot Tub care w/o nightly closings-average \$1,800/mo to date, including minor repairs.

Balcony Inspections – W Bearth reached out by email to several unit owners regarding items prohibited on the balconies including certain furniture, tools and boxes.

Establish Date of Next Meeting

Fourth Thursday/August 28, 2025, at 9 a.m. MT

Annual HOA Meeting – September 25, 2025, at 9 a.m. MT. Board members were reminded to allow 2 hours for this meeting.

Adjournment

B MacFarlane made the following-

Motion: Adjourn the meeting.

2nd: R Sherman

Vote: Unanimous approval

The meeting was adjourned at 10:07 a.m.