

VILLAGE CENTER BOARD OF DIRECTORS

BUDGET MEETING MINUTES

AUGUST 30, 2024

Call to Order

Bill MacFarlane called the conference meeting to order at 8:59 a.m. MT.

Proof of Notice

Notice was emailed and posted to the website.

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Roger Hanagriff
Roger Sherman
Mark Voegeli

A quorum was established with 4 of the 5 board members in attendance.

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

New Business

2024-25 Operating Budget Consideration

W Bearth provided the proposed budget in excel with notes related to year-over-year changes. The budget proposes a 5% operating dues increase, with no change to the capital dues. R Hanagriff, HOA Treasurer, led the conversation reviewing the need for a dues increase and the proposed operating budget. He noted that the operating costs are expected to increase by 3.1%, as compared to the current fiscal year, yet the current year will end with expenses exceeding revenues by \$4,000. Notable differences include: \$12,000 savings on the cable/wifi, following the cancellation of Xtreme's internet service in favor of Spectrum's; \$4,500 is budgeted and expected from the Elevation Hotel for the Axtell driveway maintenance, as per the 1986 easement; Water/Sewer is expected to increase by 5% in January (\$6,200); Insurance continues to increase, anticipating a 30% increase based on industry and local trends. After the board considered the current years net costs over revenues, and the proposed individual budget line items, it was agreed that a dues increase is necessary.

R Hanagriff made the following-

Motion: Approve the 2024-2025 operating budget as submitted by CBL,
following a small correction to the management fee
2nd: B MacFarlane
Vote: Unanimous approval

Capital Plan & Budget

Current Year-W Bearth and M Geheb presented 2 estimates for repairing the roofs. Repairs are needed to remove and replace damaged seam caps using 4' sections that have been fabricated by a local blacksmith. The snow fencing needs to be removed prior to replacing the seam caps, and as the fencing is reinstalled, damaged bars will be replaced. Good Knight Roofing and Snow Team CB (a sister company to CBL) presented proposals and Snow Team was selected because of the additional detail included in the proposal, at a slightly lower cost.

R Hanagriff made the following-

Motion: Accept Snow Team CB's proposal to perform roof repairs at a cost to not exceed \$37,500
2nd: R Sherman
Vote: Unanimous approval

Future Year Capital Plan-The Emmons project, including rebuilding the retaining wall and drainage, was deferred to next year. Bids are in-hand, but no contract has been signed. The HOA has reached out to the Lodge at Mountaineer Square (LMS) for financial participation for the rebuild of the wall, given that the wall supports 2 large electric transformers that service their building. Response requested by November 1st. We anticipate that an agreement can be reached with LMS and construction can begin this spring.

No motion was made and the capital plan and budget remain in 'proposed' state. The board will revisit the plan and budget following negotiations with LMS.

Declaration & Operating Documents

In response to the questions received at the town hall meeting, the board will schedule another and prioritize these items: voting structure and board composition, essentially starting the discussion where it was left off.

R Sherman made the following-

Motion: Remove the board composition from the bylaws; add the board composition to the declaration.
2nd: M Voegeli
Vote: Unanimous approval

The declaration, bylaws and articles of incorporation will be presented to homeowners at the next town hall meeting, along with a cover letter explaining the changes.

Adjournment

B MacFarlane made the following-

Motion: Adjourn the meeting
2nd: S Sherman
Vote: Unanimous approval

The meeting was adjourned at 10:27 a.m.