

Meeting Minutes

Village Center Condominium Association Board of Directors Meeting Conference Call Tuesday, January 26, 2021 ~ 1:30PM MST

Call to Order

T Baker called the meeting to order at 1:30pm.

Proof of Notice

Proof of notice was posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Lamar Jackson
Candace Coen
Tim Baker
Christian Robertson
Ross Foldetta

A quorum was established with 5 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

November 19, 2020

T Baker made the following-

Motion: Waive the formal reading of the November 19, 2020 meeting minutes
and approve as drafted by CBL
2nd: L Jackson
Discussion:
Vote: Unanimous approval

Reports

Financial Report-Operating

W Bearth reported that a less expensive insurance premium has been secured, but we're still waiting for some cancellation fees from the previous carrier for the early termination of the liability policy.

Owner Arrearage/Consideration for Collection

R Foldetta made the following –

Motion: Direct legal counsel to proceed with foreclosure following Village
Center's collection policy
2nd: T Baker
Discussion:
Vote: Unanimous approval

Financial Report-Capital Project

W Bearth reported that the construction contract is paid in full except for a few change orders. She noted that the association has about \$90,000 in remaining funds from the special assessment collected.

Old Business

Notice of Claim Status

W Bearth informed the Board that Pinnacol had not made contact in regards to the notice of defect list. The Board reviewed the notice of defect list with the attorney, Michael O'Loughlin. The Board reviewed the estimated costs for completing the unfinished work noted in the construction defect list, coming in at roughly \$36,700.

Elevation Access Easement Status

M O'Loughlin suggested a parking agreement or license agreement instead of an easement, unless there was substantial consideration. M O'Loughlin recommend getting a survey of the lot to determine an agreement. The Board would like to come up with an agreement for Elevation using the current plat and will continue the discussion at their next meeting.

Lot Striping Configuration, Axtell/Whetstone- Pending

New Business

Parking Patrol Budget/Toad Invoice – Pending

Capital Plan Progress (2021) – Pending

- Sign Proofs – Pending
- Landscaping – Pending
- Funding – Pending

Roof, Window and Door Pricing-Pending

Adjournment

T Baker made the following –

Motion: Adjourn the meeting

2nd: C Robertson

Vote: Unanimous approval

The meeting was adjourned at 3:04pm.