

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
March 26, 2026 ~ 9 a.m. (MT)

Call to Order

Craig Nickell, HOA President, called the meeting to order at 9:03 a.m.

Proof of Notice

Notice was emailed and posted to the HOA website.

Roll Call/Establish Quorum

A quorum was established with Craig Nickell, Roger Hanagriff, Taylor Whaley and Adam Caira in attendance. Roger Sherman arrived a few moments later. Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging staff, were also in attendance.

Reading/Approval of Past Meeting Minutes

T Whaley made the following-

Motion: Waive formal reading and approve the March 5, 2026, meeting minutes as submitted by CBL

2nd: R Hanagriff

Vote: Unanimous approval

Legal Business

Accounts Receivable-W Bearth reported that all accounts are current.

LMS Update-A meeting is set for Friday, April 3rd with Jesse Witt. R Hanagriff and R Sherman volunteered to serve on the LMS committee.

Old/Unfinished Business

Facebook Group-W Bearth reported that the HOA group is coming along and board members will receive an invite today.

Ski & Snowboard Closets-A Berezowskyj and C Nickell reported that a closet at Axtell had been emptied. Owners have been notified to move items from the original Axtell and Emmons closets. Items remaining after April 30th will be removed and donated or discarded.

Window Options-W Bearth suggested that adding Sierra Pacific windows as an option for homeowners, in addition Marvin, may come down to color. The sash looks to be the same size and although the SP sample is aluminum clad rather than fiberglass, there is not a noticeable visual difference. SP sent a gray window sample, but a color wheel is on its way.

Reconstruction Estimate-W Bearth is meeting with William James of JRES on April 1st. The HOA can use this estimate in determining insurable value.

Contractor Progress – Hogate Construction has spoken with CBL a number of times. Actively working on a proposal and is available this fall.

New Business

Bike Storage-CBL has ordered several bike racks following the property tour with C Nickell.

T Whaley made the following-

Motion: Approve a budget up to \$2,500 for the purchase and installation of the bike racks.

2nd: R Sherman

Vote: Unanimous approval

Tables/Chairs-A Berezowskyj said the existing metal chairs and tables are in good condition and recommended power washing and installing cushions. CBL will send a few bar height table choices for the board's consideration for additional seating.

Manager's Reports

Financial Report-\$13,000 was moved from the operating account to the capital account, reducing the due-to-from to approximately \$87,000. Per the board's direction received during the budget meeting, funds received from Axtell 101, as part of the repayment plan will be directed to the capital account and fund balance.

Snow removal is well under budget, as expected. The HOA's operating expenses are \$35,000 under budget as of 2/28/26.

Establish Date of Next Meeting

Due to schedule conflicts, the board delay the meeting one week and I meet on April 30, 2026, at 9 a.m. MT.

Adjournment

C Nickell adjourned the meeting at 9:52 a.m.