

**VILLAGE CENTER CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**CONFERENCE CALL**  
**August 22, 2024 ~ 9 a.m. MT**

**Call to Order**

Roger Hanagriff called the meeting to order at 9:30 a.m. MT.

**Proof of Notice**

Notice is emailed and posted to the website.

**Roll Call/Establish Quorum**

In attendance-

Roger Hanagriff  
Roger Sherman  
Mark Voegeli  
Clark Taylor  
Bill MacFarlane

A quorum was established with 5 board members in attendance.

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

**Reading/Approval of Past Meeting Minutes**

R Hanagriff made the following-

Motion: Waive formal reading and approve  
the July 25, 2024, meeting minutes  
as submitted by CBL

2<sup>nd</sup>: M Voegeli

Vote: Unanimous approval

**Legal Matters**

Pending with ACL

- Board Review-Updated Access & Parking Agreement Easement.  
Exhibits are needed; An illustration from google maps will be provided to ACL by B MacFarlane.
- Mt CB Letter-Bridge Easement Maintenance Commitment.  
Ongoing, no response from the town of Mt. Crested Butte.
- Elevation Hotel Easement & Maintenance Reimbursement.

W Bearth reported that Nick Klaus insisted on 4-5 permits, in response to the board's 7/25/24 decision to issue 2 permits.

B MacFarlane made the following-

Motion: Increase the Elevation Hotel's parking permit total to 3, for use by hotel staff  
and allowed only on the Axtell side of the lot shared with the Whetstone  
Condominiums

2<sup>nd</sup>: R Hanagriff

Vote: Unanimous approval

- Lodge at Mountaineer Square (LMS) Communication RE: Transformers.

The LMS is aware that moving their transformers would be prohibitively expensive. No assistance has been offered for sharing the financial burden for rebuilding the wall on Emmons property, which supports their 2 electric transformers. The contractor, Jesse Nelson, M Voegeli and W Bearth have spoken with GCEA several times over the last 2 years; they have offered some assistance in supporting the transformers during construction with their boom truck, but associated costs will be passed along to the property owners.

- Declaration Amendment Revisions.

The board agreed that another Town Hall meeting is necessary and the focus at that meeting should be on the amendment to the voting structure.

- Emmons Project Construction Agreement.

The construction agreement was not reviewed.

### **Old/Unfinished Business**

EM Project Budget Consideration for Approval-The quote from K&K has been updated. Given the cost and size of the wall and drainage, R Hanagriff recommended holding off until the neighboring HOA can contribute to the cost.

R Hanagriff made the following-

Motion: Issue a letter to the Lodge at Mountaineer Square requesting participation in the removal and reconstruction of the wall. Response expected by November 1, 2024 and rate of financial participation will be calculated on 75% of the cost, as illustrated on K&K's quote dated 8.21.24.

2<sup>nd</sup>: B MacFarlane

Vote: Unanimous approval

### **New Business**

2024-25 Operating Budget Consideration for Approval-Pending. A budget meeting will be scheduled soon.

Future Years Capital Plan/Budgets-To be discussed at the next budget meeting.

Board Appointment-The residential board members (R Hanagriff and C Taylor) are interviewing homeowners and an appointment to the vacancy following Ross Foldetta's unit sale and resulting resignation is expected soon.

Window Cleaning-Pending/B MacFarlane

### **Reports**

Financial Report-The financial report was attached separately and reviewed independently by the HOA's Treasurer.

Management Report-W Bearth submitted the following management report with the meeting materials:

Capital Plan & Budget-Kenny Mueller (Mueller Construction) submitted a proposal for replacing the windows, sliding doors and entry doors. Management is waiting to hear back on several questions.

Axtell Phone System Termination-CenturyLink will remove the equipment per Roger Sherman's request at a cost exceeding the board's (motioned and approved) limit of \$3,000. Roger will cover the additional costs, approximately \$500. Al Perez with CL confirmed that the Dmarc in Axtell is not shared with Emmons so there will be no disruption in service to the Emmons building.

Bridge Construction-M Geheb is in daily contact with the contractor, they plan to exit the

Emmons parking lot on or before 9/1/24.

**Pending Business**

Rule Amendment RE: Water Heaters incl. Tankless  
Window/Slider Standards & Estimates – Arrived 8/8/2024  
North Lawn Responsibility (EM)  
Homeowner Request for Axtell Grill

**Establish Date of Next Meeting**

The next regular meeting of the board will be held on October 24, 2024, at 9:00 a.m. The Annual Homeowners Meeting is scheduled for September 26, 2024, during the regular board meeting time slot.

**Adjournment**

B MacFarlane adjourned the meeting at 10:15 a.m.