

**Village Center Condominium Association
Board of Directors Meeting Minutes
Conference Call
November 19, 2020 ~ 11 a.m. MDT**

Call to Order

Ross Foldetta called the meeting to order at 11 a.m.

Proof of Notice

Notice of the regularly scheduled meeting was emailed and posted to the website on November 12, 2020.

Roll Call/Establish Quorum

In attendance-

Ross Foldetta
Lamar Jackson
Candace Coen

A quorum was established with 3 of the 5 Board members in attendance.

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

Reading/Approval of Past Meeting Minutes

L Jackson made the following-

Motion:	Waive formal reading and approve the October 22, 2020, meeting minutes as submitted by CBL
2 nd :	C Coen
Vote:	Unanimous approval

Reports

Financial Report/Operating

W Bearth reported that the HOA was running \$7,200 under budget on regular operating expenses as of October 31, 2020, which is the first month of the fiscal year.

Financial Report/Capital Project

Cash Balance as of 11/17/2020 in the checking account - \$102,797.51; Savings account - \$206,496.29; \$93,881 of this balance is earmarked for the capital project.

W Bearth suggested re-amortizing the construction loan since the monthly payment is still tied to the original balance and 75% of the owners have paid their portion of the construction loan in full.

Manager's Report

Structural repairs-Dylan Brown has given verbal approval on the structural repairs that were noted on his last report. In short, this included the grouting of the structural beams; Emmons SW stairwell repair (still needs stucco and that is not structural); Concrete repairs on the underside of the plaza deck at AX. The written report is expected on 11/18/20 and we anticipate that the engineer's confirmation of the structural issues will allow the HOA to obtain property insurance from a mainstream carrier. The current policy expires on 1/14/21.

Landscaping-We have been in touch with ICELab, they are searching for students that may be appropriate for a landscaping project.

Closet Inventory-We opened every closet at both buildings. Many of the closets house equipment important to the HOA. There are at least 3 first floor closets that could be emptied and serve as additional storage for skis and bikes.

Emmons SW Stairs-This is the grip-strut stairs on the south side of the parking lot. We replaced every tread, and posted that to the capital plan budget. Done in-house, just under \$5,000.

Remodeling-The Axtell/Whetstone dumpsters have been loaded with debris (inside and out). We are doing our best to find the source, educate the homeowner regarding remodeling within an HOA and that will include a condominium owner application to be reviewed by the Board.

Old Business

Bat Bite Claim

R Foldetta made the following-

Motion: Engage the HOA's attorney to handle the request for medical expense reimbursement following a tenant's claim to have been bitten by a bat

2nd: L Jackson

Vote: Unanimous approval

Emmons/Elevation Sidewalk Maintenance-The HOA's attorney will prepare a letter to the Elevation Hotel's legal counsel advising of the anticipated assistance in maintaining the sidewalk between the hotel and Emmons and also the decision to discontinue parking privileges in the Axtell/Whetstone lot.

New Business

Proposed Capital Plan

L Jackson made the following-

Motion: Approve the 2021 capital plan

2nd: C Coen

Vote: Unanimous approval

The Board will consider an assessment schedule and due date at a later time.

Adjournment

R Foldetta adjourned the meeting at 12:30 p.m.