

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
June 26, 2025 ~ 9 a.m. (MT)

Call to Order

Bill MacFarlane, board President, called the meeting to order at 9:29 a.m.

Proof of Notice

Notice was posted to the website and emailed.

Roll Call/Establish Quorum

A quorum was established with 4 of the 6 board members in attendance - Bill MacFarlane, Clark Taylor, Craig Nickell and Roger Sherman.

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

Reading/Approval of Past Meeting Minutes

B MacFarlane made the following-

Motion:	Waive formal reading and approve the May 22, 2025 minutes as submitted by CBL.
2 nd :	C Nickell
Vote:	Unanimous approval

Legal Business

B MacFarlane approved the inclusion of notes with the HOA's attorney, David Firmin, which occurred before a quorum was met and the meeting was called to order.

Fireplace Prohibition Declaration Amendment & Letter Review/Consideration – D Firmin will ask Meghan Wilson with Mountain West to draft a letter confirming the state of the insurance industry, particularly Colorado.

Mountain West Insurance and Financial Services represents more than 900 HOAs on the western slope. This letter will be included with the board solicitation when the amendment is sent to homeowners.

Lodge at Mountaineer Square Easement Review Requested – D Firmin agreed that language in the utility easement with the Lodge places responsibility for the maintenance of the wall with them and will share his opinion with their board of directors and attorney.

Collection Policies Pursuant to HB25-1043 Review & Consideration – This legislation takes effect on October 1, 2025, and requires HOAs to report

to DORA and also to offer credit counseling and foreclosure counseling.

Old/Unfinished Business

Access & Parking Agreement Easement w/Vail – B MacFarlane will ask for JD Crichton's signature today.

Axtell Water Damage – M Geheb and B MacFarlane inspected the 2nd floor of the Axtell building (CBMR space) for leaks coming from above. Signs of multiple leaks were evident and two seem to be recently active.

M Geheb is searching for a plumbing familiar with radioisotopes which might aid in detecting the origin of a leak. CBL will return to the board with next steps.

Emmons Retaining Wall & Drainage Project – Pending D Firmin's correspondence with the Lodge's attorney.

New Business

Third Party Financial Audit Consideration – The board was in agreement to postpone the audit, perhaps schedule every other year. W Bearth said that the bank does not require an annual audit now that the loan is

paid off. Many other HOAs schedule audits less frequently, in order to spare the \$5,00-\$6,000 expense. B MacFarlane confirmed that is the process with HOA's that CBMR manages.

Reports

Management Report – As per the verbal conversation, the leak detection is on-going. The irrigation lines are working well at this point. Parking is not yet an issue, although R Sherman found that someone had locked their (car) bike rack to the HOA bike rack which is situated in front of the locker room on the first floor of the Axtell building. M Geheb will send an email to owners and if the racks are not removed, CBL will cut the locks and remove the racks, given the potential safety hazard given that they interfere with the exit.

Financial Report – There were no questions.

Establish Date of Next Meeting

Fourth Thursday/July 24, 2025, at 9 a.m. MT

Pending Business

Future Capital Plan

Rule Amendment RE: Water Heaters incl. Tankless

Homeowner Request for Axtell Grill

Adjournment

B MacFarlane made the following-

Motion: Adjourn

2nd: C Nickell

Vote: Unanimous approval

The meeting was adjourned at 9:38 a.m.