VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
June 25, 2026 ~ 9 a.m. (MT)

Call to Order
Craig Nickell called the meeting to order at 9:04 a.m. MT.

Proof of Notice
Notice was emailed and posted to the HOA's website.

Roll Call/Establish Quorum
A quorum was established with all 5 board members in attendance: Craig Nickell, Roger Hanagriff, Adam Caira, Taylor Whaley and Roger Sherman. Also in attendance-Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management (CBL) staff.

Reading/Approval of Past Meeting Minutes

A Caira made the following-

Motion:	Waive reading and approve the minutes of the May 28, 2026, meeting as submitted by CBL.
2nd:	T Whaley
Vote:	Unanimous approval.

Legal Business
Accounts Receivable-W Bearth reported that one account was brought current since the last meeting; another is adhering to the payment plan; and another unit has been listed for sale by the owner and that balance will be cleared at closing.

Emmons Project/LMS Update-After discussing the lack of forward movement toward a resolution for financial assistance with the retaining wall and drainage project a motion was made.

R Hanagriff made the following-

Motion:	Secure and review a fresh estimate for the project; Present this to the LMS board directly, sparing both parties for costs for attorney involvement; File suit if the new demand letter is not satisfactorily addressed.
2nd:	T Whaley
Vote:	Motion carried, with one abstention.

Old/Unfinished Business
Building Paint-Areas around the clinic entrance and parking lot side of Axtell were painted, in advance of the summertime pedestrian traffic.

New Business
Emergency Stops for Hot Tubs-A Berezowskyj reported that the hot tub stops are out of code, users need to open a breaker box to access the shut off and those boxes are installed against metal (skirting at Axtell and railing at Emmons). She has a rough quote, $3,500 per shut off, to bond the panels and install a code compliant and user safe shut off. The board is agreement that this project is necessary and asked that she obtain a detailed quote with options for the shut off location or methods for bonding.

Manager’s Reports
Financial-The HOA is running $39,000 under budget on operating expenses, although the GL for maintenance is running over, W Bearth explained that those costs are related to unforeseen plumbing issues that are the HOA’s responsibility. At the board’s request, CBL will email the board with event details and costs/estimates as they occur, with requests for approval in non-emergency situations.

Property Update-A Caira asked about the brown grass around Emmons. A Berezowskyj noted that watering hours are set by the town, currently 4 hours allowed on Monday and Thursday starting at 6:00 a.m. The system was serviced recently, and it’s not clear if the timers are set to run for the full 4 hours that are allowed. She will follow up.

Establish Date of Next Meeting
The next meeting is scheduled for July 23, 2026, at 9:00 a.m. MT.

Adjournment
C Nickell adjourned to meeting at 10:00 a.m. MT.