

**VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

December 4, 2025 ~ 9 a.m. (MT)

Call to Order

HOA President, Craig Nickell, called the meeting to order at 9:04 a.m.

Proof of Notice

Notice was posted to the HOA website and emailed to the board.

Roll Call/Establish Quorum

In attendance-

Craig Nickell
Roger Hanagriff
Roger Sherman
Adam Caira
Taylor Whaley

A quorum was established with each of the board members in attendance.

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

Reading/Approval of Past Meeting Minutes

R Hanagriff made the following-

Motion: Waive formal reading and approve the October 23, 2025, meeting minutes as submitted by CBL

2nd: T Whaley

Vote: Unanimous approval

Legal Business

Accounts Receivable - W Bearth reported that one owner account was recently made current by the homeowner; and another account has fallen into arrears. CBL will send the delinquency notice and repayment offer to the homeowner after following up with ACL on missing language on the notice (they produced) recently. It does not state the allowable 8% per annum interest rate in several sections.

Jesse Witt, LMS Update – Waiting on a demand letter from Witt.

Access & Parking Agreement Easement w/Vail – A Caira reported the new VP for CBMR, JD Crichton was unwilling to agree to this, without an 'out' clause. W Bearth reminded the group that this agreement, AKA the Emmons overflow agreement (which eliminated all of Emmons north side parking), was part of the 1979 replat and Vail's property, the Lodge at Mountaineer Square, is a successor to the grantee. The group agreed to hold on this effort given that newly drafted Access & Parking Agreement only added an exhibit illustrating the specific parking spots in the large lot to the north and also added Village Center/Emmons as a party to the agreement.

Acceptance of a termination clause is contrary to the original intention of the replat, which stood to replace parking spots once the land to the north was developed.

ACL Contract – The board agreed to continue with the contract, albeit a lesser need for David Firmin's participation in monthly meetings for the last few months.

Old/Unfinished Business

Fireplace Update/EM322 – EM322 homeowners recently asked for, received and accepted payment from the HOA for reimbursement of their personal costs related to their interior fireplace box replacement and fireplace surrounds. The board determined that the fireplace must be placed out of order, following the recordation of the amended declaration on October 27, 2025, which prohibits wood burning fireplaces.

R Hanagriff made the following-

Motion: In accordance with the HOA's amended declaration prohibiting wood burning fireplaces, management is directed to permanently secure the flue in a closed position from inside the firebox in Emmons #322, install a flue cap, remove all firewood from the unit and place signage prohibiting fires in the fireplace.

2nd: T Whaley

Vote: Unanimous approval

New Business

Landscaping & Drainage – Emmons south side drainage methods were installed recently. Gravel lined ditches were built to direct the melting snow away from the sidewalks.

Manager's Reports

Financial – CBL's accountant provided notes for the first month of the fiscal year. The full financial package was not available. W Bearth explained that the additional budgets and new dues structures required reworking of the balance sheet with new capital funds so as not to commingle common, business and residential dollars; and testing the affect this may have on the various accounts receivable lines in underway. The board agreed during the budgeting process that the beginning business and capital fund balances will be based on the increase in the common fund balance (net) since December 2022, which is when the HOA aligned the ownership allocations (with a declaration amendment) to a square footage method. Those capital fund balances beginning 10/01/25 are Business: \$27,423.75; Residential: 42,829.26; Common: \$519,228.10.

Snow Melt – CBL replenished the supply and stationed buckets in sensitive areas.

Shoveling Budget – W Bearth told the board that this will be a recurring agenda item this winter, following the planned decrease in ground snow removal hours.

Establish Date of Next Meeting

January 22, 2025, at 9 a.m. MT

Adjournment

R Hanagriff made the following:

Motion: Adjourn the meeting

2nd: T Whaley

Vote: Unanimous approval

The meeting was adjourned at 10:13 a.m. MT.