

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

January 22, 2026 ~ 9 a.m. (MT)

Call to Order

HOA President, Craig Nickell, called the meeting to order at 9:05 a.m.

Proof of Notice

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

Roll Call/Establish Quorum

A quorum was established with board members Craig Nickell, Roger Hanagriff, Roger Sherman and Adam Caira in attendance. Taylor Whaley was absent.

Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management staff (CBL) were also in attendance.

Reading/Approval of Past Meeting Minutes

A Caira made the following-

Motion: Waive formal reading and approve the minutes of the December 4, 2025, meeting as submitted by CBL.

2nd: R Hanagriff

Vote: Unanimous approval

Legal Business

Accounts Receivable – W Bearth reported that one owner was 60 day late, and CBL's accountant was in contact with the homeowner.

Jesse Witt, LMS Update – Correspondence regarding the ownership of the parcel was reviewed. A letter from JD Crichton dated 1.9.25 confirmed that upon the recording of the LMS declaration, that HOA become the "responsible party for all obligations"...including insurance and maintenance obligations".

Old/Unfinished Business

Fireplace Update – The owners of the last remaining fireplace have removed the firewood from the unit and placed signage indicating that it is no longer in use. CBL will be bolting the flue closed and more permanent signage will be installed.

Facebook Group – C Nickell has turned over admin control to W Bearth.

Ski & Snowboard Closets – One set of ski and snowboard racks have arrived and will be installed soon. A 2nd set is on the way. Once installed, owners will be asked to relocate their items from the SE Emmons closet to the new SW closet.

New Business

Insurance – Farmers has renewed the policy. The agent suggested a reduction in coverage, given the HOA's reduced insurance responsibility that came with the declaration amendment in February. A Caira asked for assurance that our property limits would still be in line with construction costs.

R Hanagriff made the following-

Motion: Approve contracting for a reconstruction estimate, with a budget cap of \$6,500.

2nd: A Caira

Vote: Unanimously approved

W Bearth will arrange for an appraisal/reconstruction estimate.

Manager's Reports

Financial – CBL's accountant added the new common and residential capital funds following the approval of the annual budget. These changes align with the new declaration. The residential operating budget is accounted for within the common budget in the financial statement at this time but at the fiscal year end, any amount over budget will be repaid by residential owners with a (residential) assessment or a cash move from the residential capital fund to the common operating fund; likewise if the residential expenses come in under budget. Shoveling Budget - Notably, the snow removal costs are well under budget this season.

Establish Date of Next Meeting

TBD.

Adjournment

C Nickell adjourned the meeting at 10:08 a.m. MT.