

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
August 28, 2025 ~ 9 a.m. (MT)

Call to Order

Bill MacFarlane called the meeting to order at 9:04 a.m.

Proof of Notice

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

Roll Call/Establish Quorum

In Attendance-

William MacFarlane
Roger Hanagriff
Craig Nickell
Roger Sherman
Clark Taylor
Adam Caira

A quorum was established with all 6 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

B MacFarlane made the following-

Motion: Waive formal reading and approve the July 24, 2025, minutes as submitted by CBL.

2nd: C Nickell

Vote: Unanimous approval

Legal Business

Lodge at Mountaineer Square – W Bearth reported that she has submitted the retainer and will be meeting with Jesse Witt with Frasca, Joiner, Goodman and Greenstein, P.C. on August 29th.

Access & Parking Agreement Easement w/Vail – W Bearth will forward the document to A Caira. Notarized signatures are needed from Vail and the HOA.

Declaration Amendment Update RE: Ballots – Eleven ballots have been received, all voting in favor of the measure to prohibit fuel burning fireplaces. W Bearth will send a reminder to owners to vote.

Old/Unfinished Business

Operating & Capital Budget Final Draft for Review/Approval – Changes applied since the August 19th budget meeting, as suggested by the board included: Budget 3% over this year's projected spend for landscaping, CBL maintenance and housekeeping; Reduce the hot tub budget \$600/month and purchase locks, allowing homeowners to open and close the tub after bathing. This will spare the costs related to the tech visiting and locking the tubs each evening. These adjustments served to control the residential dues which are increasing by approximately 5.8% and were originally set to increase by almost 10%. An additional residential budget was created this year, in compliance with the newly adopted declaration. Residential owners will now bear the costs related to the hot tub care and Spectrum which includes wi-fi. Business dues are decreasing by 10%, only due to the separation of those costs. W Bearth suggested adding and tracking residential and business funds to the balance sheet, while continuing with the shared checking

account. Insurance is set to renew in January, too far out for the agency to confirm renewal. W Bearth included a large increase in the premium (35%), citing the market conditions in Colorado. Snow removal efforts and costs were debated, and the decision was made to align this year's budget with the 4-year average. The board agreed that the rate per hour for ground snow removal was not the factor driving prior year's costs, rather it was the frequency and expectations for snow maintenance on the walkways as expressed by CBMR staff. As an option to hand-chipping ice, M Geheb displayed some heated mat options during the Zoom call. CBL was authorized to determine if power is available and to test a couple of mats in ice-prone areas this winter. While the Emmons drainage and retaining wall project drags on, the board does not plan another project requiring a special assessment. No capital or operating special assessments are planned for this coming year.

R Hanagriff made the following-

Motion: Approve the 2025/26 Residential Operating Budget and Residential Capital Budget and Plan as presented.

2nd: C Nickell

Vote: Unanimous approval by the residential board members

R Hanagriff made the following-

Motion: Approve the 2025/26 Common Operating Budget as presented.

2nd: B MacFarlane

Vote: Unanimous approval

B MacFarlane made the following-

Motion: Approve the 2025/26 Capital Budget and 5 year plan.

2nd: C Nickell

Vote: Unanimous approval

Axtell Plumbing Repairs Schedule – M Geheb has Soiland Plumbing lined up right after Labor Day to track down the source of the leaks that are persistently dripping into the CBMR offices. CBL will assist the plumbers and notify the affected homeowners, as this will require entry into units.

New Business

Paint Progress – W Bearth reported that GFC, Inc. started painting the day after being awarded the project. Then, the rain began. They've made progress between storms and about one-half on the south Emmons balconies are painted.

Reports

The financial report will be delivered by email to the board, the bookkeeper has taken a few days off.

Establish Date of Next Meeting

Annual HOA Meeting – September 25, 2025, at 9 a.m. MT.

Adjournment

B MacFarlane made the following-

Motion: Adjourn the meeting.

2nd: R Sherman

Vote: Unanimous approval

The meeting was adjourned at 10:03 a.m.