

## Meeting Minutes

### Village Center Condominium Association Home Owners Annual Meeting Saturday, September 26<sup>th</sup>, 2020 ~ 9:00am (MDT)

#### Call to Order

T Baker called the meeting to order at 9:03am.

#### Proof of Notice

Proof of notice was mailed, emailed and posted to the HOA website.

#### Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy
Axtel 317 - Roger & Gena Hanagriff	1.46273%	Y	
Axtel 410 - Jose A. Rodriguez	1.46273%	Y	
Axtel 415 - Colehour & Bond Sohr	1.46273%	Y	
Axtel 416 - Larry G. Blackwell	1.46273%		to Brendan Sohr
Axtel 419 - J & S Perone LLC	1.46273%	Y	
Emmons 322 - Megan Menagh	1.46273%	Y	
Emmons 324 - John and Maryellen Burke Fam	1.46273%		to Tim Baker
Emmons 326 - Candace Coen	1.46273%	Y	
Emmons 328 - Nicole M. Blaser	1.46273%	Y	
Emmons 423 - Michael Adkins	1.46273%	Y	
Emmons 424 - Sieck Kronenberger Investmen	1.46273%	Y	
Emmons 425 - Jackson Family Trust	1.46273%	Y	
Emmons 427 - Rebecca C. Barker	1.46273%	Y	
Emmons 428 - CB Emmons 428 LLC	1.46273%	Y	
Emmons 430 - Amy Sexton	1.46273%	Y	
Emmons 432 - WOFTAM, LLC.	1.46273%	Y	
Emmons 433 - Peter Klauck	1.46273%	Y	
Axtel 200 - Vail Resorts / Emmons 100 - Vail Resorts / Emmons 200 - Vail Resorts	26.73000%	Y	

A quorum was established with 51.60% of owners in attendance or represented by proxy.

Also in attendance, Wanda Bearth, Lee Friedman, and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

#### Reading and Approval of Past Minutes

September 28<sup>th</sup>, 2020

J Neuner made the following-

Motion: Waive the formal reading of the September 28<sup>th</sup>, 2020 meeting minutes as drafted by CBL  
2<sup>nd</sup>: C Coen  
Discussion: None  
Vote: Unanimous approval

## **Reports**

### Manager's Report

W Bearth reviewed the following manager's report –

1. Pest Control-The problem with bird mites and bats worsened this year. The Board recently approved the proposal from Get Bats Out and that work will be completed soon.
2. Renovations-CBL obtained 3 bids for completing the punch list for the paint job which was not attended to by the original painting contractor. That work should be completed by the end of September. The general contractor and the architect have been sent a notice of claim with a list of defects. Each has until September 30<sup>th</sup> to inspect the list that was generated and then another 45 days to remedy the defects. This process is intended to avoid a lawsuit, however, as of the date of this writing we have not heard from either contractor.
3. Irrigation at Emmons-The south side irrigation has been repaired. There is a broken line (broken by Pinnacle during construction) that has not yet been repaired. Management is researching alternatives such as xeriscaping for the Board to consider.
4. Roof Work-Snow Team CB attended to numerous reports of leaks last winter as well as this summer during the monsoonal rains. Many of the issues are related to damaged flashing and sealant around the chimneys and the chimney caps. Anecdotally, we discovered the source of the drip that had been plaguing the CBMR office in the Axtell building to be coming from a water supply line within the walls in an upper unit. For years the roof was suspected to be the problem.
5. Water damage-CBL located and repaired multiple leaks originating from units. We recommend replacing shut off valves, faucets or at least the cartridges, supply lines to toilets, faucets and ice makers. Other HOA's require that the water heater be replaced at 12 years; and installing a unit shut off is certainly more convenient than turning off the neighbor's water when you're working on your own plumbing.
6. Emmons Stair Treads-We installed a new footing at the base of the SW stairs leading to the parking lot. We are also preparing a plan and pricing to replace the treads that are cracked on the course above. We're proposing this as a maintenance item and will seek Board approval before moving forward.
7. Parking-Unit owners are allowed just one parking pass. The Emmons lot is very small; Overflow parking has been provided by CBMR along the east side of the garage, north of the Grand Lodge. The overflow lot is not intended to accommodate a 2<sup>nd</sup> vehicle.
8. Website-Crested Butte Lodging & Property Management (CBL) created and has maintained the Village Center website, your most convenient source for the HOA's governing documents, budgets, insurance information and meeting minutes.  
(VillageCenterCB.org)
9. Insurance – The HOA's property coverage is provided by an excess market carrier. The annual premium for liability and property coverage is just short of \$100,000. As time marches on with no further claims and once the few remaining structural issues are completed, we can ask for proposals from main stream carriers. The remaining structural

items include repair to the Emmons SW stairwell and the beam outside the clinic at Axtell and grouting the new steel beams.

10. Safety- CBL has all unit fire extinguishers inspected every fall and, usually, flues/fireplaces are inspected every year. The fastest (cheapest) method for fire extinguisher recertification is for owners/tenants to place them in the hall the day of the inspection.

11. Record keeping-CBL is keeping records electronically, fewer paper files are stored. And following an exhausting (but fun and educational) search for 'certain' records a time or two, the electronic method indeed makes sense. We don't know why they didn't think of that 40 years ago □□

12. Patrols-CBL performed deck patrols during walk regular throughs and parking lot patrols during peak demand periods.

13. Mapping-CBL Maintenance has made maps of both buildings that include, but not limited to: water shut offs, common breaker panels, HOA closets, fire suppression equipment, etc.

14. Keys- REMINDER: If you change your front door lock CBL needs a copy of the key. If you change the code to your front door CBL needs a copy of the code, or a code just for CBL.

### Financial Report

#### Fiscal Year Ending September 2019

L Friedman reported that the audit for fiscal year ending September 2019 is on the association's website.

#### Fiscal Year to Date October 2019 through August 2020

L Friedman reported that as of August 31, 2020 the association had \$304,000 in available cash. L Friedman and W Bearth fielded questions from the membership on insurance and capital project expenses.

#### Excess Income Resolution, Fiscal Year Ending September 2020

L Friedman explained that owners can vote to return income to owners, forward it to future expenses, or pay taxes on it.

### **Old Business**

#### Capital Improvement Update

W Bearth invited owners to notify S Bearth or herself of any remaining painting issues following the recent work on doors and trim. W Bearth fielded questions from the ownership. W Bearth reported to the owners that improvements will be made to the conduit and stairwells are being reviewed.

### **New Business**

#### Approved Operating Budget

W Bearth presented the approved operating budget. The operating budget does not have an increase in membership dues. W Bearth reported that the association is still with an excess market insurance carrier and to help the association get out of the excess market, the remaining structural items need to be completed, and the associations needs to not have any claims made. W Bearth reminded the owner that the deductible for water claims is \$100,000.

### 10 Year Plan

T Baker informed the ownership that window and door replacements is not on this year's capital plan, but repairs will be made as necessary. W Bearth invited owners to notify CBL of any issues with windows or doors. The Board received input from the membership on capital projects for the future. The Board will communicate additional capital projects to the membership when established. T Baker reviewed long term goals with the membership and expressed that there will likely be a special assessment for capital work in the coming fiscal year.

### **Members Open Forum / Unscheduled Business**

W Bearth reminded owners that last year the Board of Directors voted to indefinitely suspend flue replacement.

### **Election of Board of Directors**

#### One 3-year Term Expiring

C Coen volunteered.

By acclamation, C Coen was re-elected to the Board of Directors.

### **Date of Next Annual Meeting**

The date of the next annual meeting is to be determined.

### **Adjournment**

K Redden made the following-

Motion:	Adjourn the meeting
2 <sup>nd</sup> :	C Robertson
Vote:	Unanimous approval

The meeting was adjourned at 10:23am MDT.