

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
June 27, 2024 ~ 9 A.M. (MDT)

Call to Order

B. MacFarlane called the meeting to order at 9:04am MDT.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Roger Hanagriff
Clark Taylor
Roger Sherman
Mark Voegeli

Also in attendance, Wanda Bearth, Michael Geheb and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL) and David Firmin, Altitude Community Law.

Reading/Approval of Past Meeting Minutes

B. MacFarlane made the following-

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|-------------|---|
| Motion: | Waive the reading of the May 30, 2024 meeting minutes and approve as presented. |
| 2nd: | R. Hanagriff |
| Discussion: | None |
| Vote: | The motion passed unanimously. |

Legal

Pending with ACL

-Emmons Parking Lot Use Agreement for Bridge Repairs

The board discussed costs associated with the rental of the space in the Emmons parking lot for the bridge repairs initiated by Snowcrest. The board agreed to accept each of D Firmin's recommended changes to the agreement which was drafted by Snowcrest's attorney, except to leave the contact and payment address as that of Village Center, rather than the management company. Penalties will be imposed for occupation of the lot after September 30, 2024. The board will review the final agreement and continue work on this project via email.

R Hanagriff made the following-

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|-------------------|--|
| Motion: | Edit the parking lot use agreement to include a fee increase to \$300/day after September 30, 2024 and the contractor will be evicted from the Emmons lot on November 1, 2024. |
| 2 nd : | M. Voegeli |
| Discussion: | None. |
| Vote: | The motion passed unanimously. |

-Board Review-Access & Parking Agreement Easement

This is the draft to update the 1986 replat language by specifying the number of parking

spots allowed for Emmons use in the overflow lot and to name Village Center as a party to the agreement. The board recommended editing “up to 8 spots” to read “8 spots” and to attach a visual exhibit illustrating where the parking spots would be located.

-Mt CB Letter RE: Bridge Easement

No response yet to the letter to the town of Mt. Crested Butte asking for participation in the maintenance of the easement area which includes all of Emmons south sidewalk (for access to/from the Snowcrest bridge). D Firmin will contact the town’s attorney directly.

Final Operating Drafts-Occupancy Limits Question

The state had overruled current occupancy limits, creating a potential life safety hazard during an emergency evacuation. Noise, unruly behavior, and over-occupancy were discussed as possible issues the HOA may now face. City and Town ordinances cannot restrict the new state legislation and gives the HOA very little to work with when confronting these issues. The board opted to not include the suggested verbiage regarding occupancy limits, which was provided by ACL.

Elevation Hotel Easement Payment Demand Letter

Currently, D. Firmin has heard nothing back from the Elevation Hotel regarding the demand for payment related to costs for maintaining the easement access which includes the Axtell driveway. Hotel staff reached out to B MacFarlane, and he will resume that conversation.

-Lodge at Mountaineer Square Correspondence RE: Wall

LMS has a new president, Salih Varoglu, and he likely hasn’t heard about the request regarding financial assistance for replacement of the retaining wall. B MacFarlane will arrange a meeting and include D Firmin.

Executive Session pursuant to C.R.S. § 38-33.3-16(11)

-Account Arrearage

B. MacFarlane made the following:

- Motion: Enter executive session at 9:29am MDT.
- 2nd: M. Voegeli
- Discussion: None.
- Vote: The motion passed unanimously.

B. MacFarlane made the following-

- Motion: End executive session at 9:47am MDT.
- 2nd: M. Voegeli.
- Discussion: None.
- Vote: The motion passed unanimously.

Old/Unfinished Business

-Snowcrest Bridge Reconstruction & Parking Request

As mentioned above, D. Firmin will be reaching out with a final draft for approval.

New Business

-Capital Plan Committee Request

W. Bearth discussed putting together a committee to review the projects in motion, and to discuss whether to push out the window and door project another year. B MacFarlane and R Hanagriff volunteered for this committee. W Bearth will adjust the capital plan, for their review, after the timeline for the Emmons project is set.

Reports

-Financial Report

The board talked about the hot tub budget costs following a request to open the hot tub during off season for an in-house owner. The board agreed that sticking to the budget is going to be the best course of action moving forward.

-Management Report

SCJ has provided a construction drawing showing that construction will require moving the retaining wall out away from the current wall resulting in a loss of parking lot space, should the HOA decide to leave the current wall in place, and build in front of it. The handicap spot by the transformers and stairs will be lost in the retaining wall adjustment, but can be relocated next to the stairs, a better location, too. SCJ will add a parking diagram to the plans and after the board's final approval of the design, will be sending off this drawing as a formal RFP from K & K.

Pending Business

Rule Amendment RE: Water Heaters incl. Tankless
Window/Slider Standards & Estimates – Contractor & Supplier Met on 3.26.2024
North Lawn Responsibility (EM)
Homeowner Request for Axtell Grill

Establish Date of Next Meeting

The regular monthly meeting will be held on

Adjournment

B. MacFarlane made the following-

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|-------------------|--------------------------------|
| Motion: | Adjourn meeting. |
| 2 nd : | M. Voegeli |
| Discussion: | None |
| Vote: | The motion passed unanimously. |

The meeting adjourned at 10:06am MDT.