

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
April 23, 2026 ~ 9 a.m. (MT)

Call to Order

Roger Sherman called the meeting to order at 9:04 a.m. MT.

Proof of Notice

Notice was emailed and posted to the website.

Roll Call/Establish Quorum

A quorum was established with Roger Sherman, Taylor Whaley and Adam Cairra in attendance. Wanda Bearth and Aldie Berezowskyj with Crested Butte Lodging & Property Management were also in attendance.

Reading/Approval of Past Meeting Minutes

A Cairra made the following-

Motion: Approve the minutes of the March 26, 2026, meeting as submitted by CBL.

2nd: T Whaley

Vote: Unanimous approval

Legal Business

Accounts Receivable-W Bearth reported that the CBL accountant has been speaking with the owner, whose account is past 90 days delinquent. There is a plan in place to bring the account current quickly.

Emmons Project/LMS Update-R Hanagriff and W Bearth met with Jesse Witt. He will be drafting correspondence for the board's review.

Old/Unfinished Business

Insurable Value/Reconstruction Estimate-The reconstruction estimate came in at \$23,700,000, which is considerably lower than the current property insurance limit of \$45,300,300. Doubting the reconstruction estimate, the board decided to adjust the property limit to the Farmers agent's suggestion of \$32,250,000 which calculates to \$524 per square foot. The prior year's declaration amendment places insurance responsibility for the non-perimeter walls with each homeowner.

T Whaley made the following-

Motion: Accept Farmers proposal to reduce the property insurance for Emmons and Axtell to \$32,250,000.

2nd: A Cairra

Vote: Unanimous approval

The annual premium savings will be approximately \$20,000 and the current year's premium will be prorated.

New Business

Rule Amendment RE: Patio Furniture Color-W Bearth suggested adding gray as an acceptable color for resin furniture. The rules/regulations are unclear, with a comma placement that seems to indicate that any color resin furniture is acceptable.

R Sherman made the following-

Motion: Amend the rules and regulations regarding approved balcony furniture to include gray resin as an option.

2nd: A Caira

Vote: Unanimous approval

Manager's Reports

Financial -W Bearth reported that as expected, the snow removal costs are much lower than what was budgeted this year.

Paint-R Sherman asked about the paint above head in the ambulance bay area, which is beginning to peel. CBL inspected the area with C Nickell in March and noted that the area does indeed need to be touched up. The other ceiling areas on the parking lot level have no paint at all. W Bearth offered to get an estimate for painting all the ceiling areas.

Sierra Pacific Window Option-Owners have been notified of the inclusion of Sierra Pacific as an option for window and sliding door replacement.

Facebook Group and Board Administration – W Bearth will send new invite links to T Whaley and A Caira.

Ski & Snowboard Closets – A Berezowskyj reported that the new Emmons ski closet is ready and owners have been notified to move out of the original closet so that CBL can prepare it for the next season. The new closet at Axtell is in the works.

Fireplace Tag Inspections-A Berezowskyj found that all owners are in compliance with the closure of the fireplaces and many have installed electric units in the box.

Establish Date of Next Meeting

The next meeting will be held on May 28, 2026, at 9 a.m. MT

Adjournment

R Sherman adjourned the meeting at 9:54 a.m. MT.