

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
December 21, 2023 ~ 9 A.M. (MT)

Call to Order

B. MacFarlane called the meeting to order at 9:03am MDT.

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Ross Foldetta
Mark Voegeli
Roger Hanagriff
Clark Taylor

Also in attendance: Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property management Inc. (CBL) and David Firmin, Altitude Law.

Reading/Approval of Past Meeting Minutes

B. MacFarlane made the following-

Motion: Waive formal reading of the November 13 and November 30, 2023, meeting minutes and approve as submitted by CBL.
2nd: M. Voegeli
Discussion: None.
Vote: The motion passed unanimously.

Reports

Financial Report

W. Bearth delivered the financial report and asked the board to address the loan from capital to operating which has been on the balance sheet for at least 10 years, long before CBL's management of the HOA. \$50,000 was transferred to shore up the operating account and allow the HOA to cover invoices, at the board's direction in April (2023) at the end of a significant snow season. In addition to that loan, W Bearth tracked \$37,713 in audit materials back to 2013. She suggested either voting to make this a permanent loan or repay that amount from operating to capital. Going into the winter season, she advised against repayment.

R. Foldetta made the following-

Motion: Request the HOA's (3rd party) auditor's advice on how to handle the loan from capital to operating.
2nd: B. MacFarlane
Discussion: None.

Vote: The motion passed unanimously.

The board discussed evaluating the operating cash balance through the snow season and levying a special assessment at the end of the season to offset any overages and avoid dipping into capital funds.

Management Report

The board opted to waive a verbal review of the written manager's report.

Old Business

Pending with ACL

Operating Document Review-Postponed to January, date TBD

Mountaineer Square Easement/Retaining Wall Participation-According to D. Firmin, Village Center is responsible for any costs associated with relocating the existing utilities in the easement area between LMS and Emmons. D. Firmin agreed to draft a formal demand letter to Elevation for payment associated with the upkeep of the easement.

R. Hanagriff made the following-

Motion: Direct D. Firmin to draft a formal demand letter to LMS requesting financial compensation for the replacement of the retaining wall which supports the easement area.
2nd: B. MacFarlane
Discussion: None.
Vote: The motion passed unanimously.

M. Voegeli made the following-

Motion: Authorize D. Firmin to draft a demand letter to Elevation's attorney to follow the original easement agreement established back in 1986. That letter will also be accompanied by an invoice for 2023 services rendered on their behalf.
2nd: B. MacFarlane
Discussion: None.
Vote: The motion passed unanimously.

Elevation Easement & Maintenance Obligations

M. Voegeli made the following-

Motion: Also retain D. Firmin to draft a demand letter to Elevation's attorney to follow the agreement established back in the 1980's and include an invoice detailing their share of the costs incurred in 2023.
2nd: B. MacFarlane
Discussion: None.
Vote: The motion passed unanimously.

-Engineer Opinion RE: Timber Wall (pg. 7-8)

SCJ submitted a report regarding replacing the existing timber wall with another timber wall and indicated it would not be a cost-effective replacement for the current timber wall based on required depths and dimensions. They recommended proceeding with a different medium when designing the replacement wall. The board discussed the best possible option moving forward and discussed engaging SCJ to design a cast-in-place concrete wall. They have plans for shotcrete, boulder and a timber wall, but not cast-in-place. Wanda agreed to call May's Concrete to see if they could give here a verbal estimate on a cast-in-place vs. a shotcrete. Johnny MacFarland, owner of May's concrete, discussed with Wanda the cost difference. He didn't seem to think it would cost much more than the shotcrete option.

New Business

Spectrum Upgrade-Order placed with an option for a landline (VOIP, actually). Homeowners can add VOIP at their cost and discretion.

Pending Business

- Window/Slider Standards & Estimates – Met with Contractor 11/14/2023
- Establish New Parking Agreement with CBMR for “approximately 8 parking spaces.”
- Emmons S. Sidewalk Pedestrian Easement Review Incl. Indemnity-Ross/Ally Emmons
- North Lawn Responsibility (EM)
- Homeowner Request for Axtell Grill
- Fireplace & Flue Condemnation Consideration

Establish Date of Next Meeting

The next meeting will be held on January 3rd, at 8:00am MDT.

Adjournment

B. MacFarlane made the following-

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| Motion | Adjourn Meeting |
| 2 nd : | R. Foldetta |
| Discussion: | None. |
| Vote: | The motion passed unanimously. |

The meeting was adjourned at 10:15 MDT.