VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
October 27, 2026 ~ 10:30 a.m. (MT)

Call to Order
Craig Nickell, HOA President, called the meeting to order at 10:33 a.m. MT.

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

Roll Call/Establish Quorum
A quorum was established with 4 of the 5 board members in attendance: Craig Nickell, Roger Hanagriff, Roger Sherman and Chris Nattress.
Wanda Bearth and Aldie Berezowskyj, Crested Butte Lodging & PM staff (CBL) were also in attendance.

Officer Election

R Hanagriff made the following-

Motion:	Elect C Nattress as Secretary and continue with the prior year's slate of officers.
2nd:	R Sherman.
Vote:	Unanimous approval.

2026-27 Officers and Term Expiration Date
Craig Nickell (Residential), President (2028)
Roger Sherman (Business), Vice President (2028)
Roger Hanagriff (Residential), Treasurer (2029)
Chris Nattress (Residential), Secretary (2027)
Adam Caira (Business), Director (2027)

Reading/Approval of Past Meeting Minutes

R Sherman made the following-

Motion:	Waive formal reading and approve the minutes of the August 27, 2026, meeting minutes as submitted by CBL.
2nd:	C Nattress.
Vote:	Unanimous approval.

Legal Business
ACL Retainer Renewal-Altitude Community Law has offered renewal terms at the standard retainer rate, a savings of $35 per month.

C Nickell made the following-

Motion:	Advise David Firmin that the HOA will not be renewing its participation in the retainer program, because it is expected that his legal services will be needed less frequently, moving forward.
2nd:	R Hanagriff.
Vote:	Unanimous approval.

Accounts Receivable-One homeowner has an approved repayment plan and is adhering to the schedule.
Emmons Project/LMS Update – Next steps were discussed, following the receipt of the updated project proposal from Dietrich Dirtworks.

Minutes of this meeting shall remain in draft state until formally adopted into the record at a subsequent meeting.

R Sherman made the following-

Motion: Forward the proposal from Dietrich Dirtworks to the HOA attorney with a request for preparing a fresh demand letter to be sent the Lodge at Mountaineer Square board with certain criteria and a firm deadline for response.

2nd: C Nattress

Vote: Unanimous approval

Old/Unfinished Business

Window/Slider Replacement-Homeowners that were in attendance at September's annual meeting were asked to consider adjusting the capital plan by moving the window project to the summer of 2027, based on the window's age, many or most of those having been installed during the building's construction in the early 1970's. A straw poll indicated that many of the owners believed replacement is not yet needed, as their own seemed to be functioning properly. After considering homeowner feedback received during the annual meeting, a process further clarifying the 2025 Resolution regarding window and sliding door standards was suggested.

R Hanagriff made the following MOTION-

Each homeowner must elect one of the following options:

1. OPT IN: Participate fully in the HOA-managed 2027 replacement project for all windows and sliding glass doors within the owner's unit.
2. OPT OUT: Decline participation in the 2027 project and assume responsibility for independently arranging and paying for all required replacements, in accordance with the Association's *Resolution Regarding Window and Sliding Door Replacement* and its *Rules and Regulations*.

Owners who OPT IN will be included in the 2027 project and assessed according to a schedule based on each participating unit's allocated interest within the OPT IN group.
Owners who OPT OUT will not be included in the 2027 project or its associated assessment.
The Association will send written notice to all homeowners by both email and USPS, providing instructions and an opportunity to make an election. Homeowners who do not respond by the stated deadline, which has not yet been determined, will automatically be deemed to have OPTED IN and will be included in both the 2027 project and its associated assessment.
In subsequent years, the HOA will periodically inspect the windows and sliding glass doors in units that OPTED OUT to evaluate their condition and structural integrity. Pursuant to the Association's Declarations, the HOA retains responsibility for windows and sliding glass doors. If any window or sliding glass door fails inspection, the HOA will arrange for its replacement and assess the associated cost to the respective unit owner.

3. Additionally, approve Pella Impurvia, bronze color window as an option to be included in the HOA's Resolution regarding window/sliding door replacements.

2nd: C Nattress

Vote: Unanimous approval

Three proposals were submitted for the window/slider project.

New Business

CD or Money Market Account Selection-C Nickell and R Hanagriff's contact information will be sent to Community Banks of Colorado so that they may be added as signers on both accounts. W Bearth will close the account at BMO and deposit that balance into "CoBnks". This will facilitate the transition to a new property manager as well as allow the board members to arrange for another FDIC high-yield deposit account elsewhere, given the balance in excess of $250,000.
Business Meeting-W Bearth will send a motion to the business board electing R Sherman to another term and waiving the need for a separate meeting.
Emmons North Easement-W Bearth suggested a title search to locate possibly forgotten easement or maintenance agreements for the parcel between Emmons and LMS. She has a call into the county assessor's office regarding the property boundary as it differs from the recent survey performed by Erik Bjornstad with SGM.

C Nickell made the following-

Motion: Should the assessors office not be able to offer a solution or valuable information, allocate $2,000 toward a title search to research easements or maintenance agreements that were not identified during the performance of the survey and title search in 2022.

2nd: C Nattress.

Vote: Unanimous approval.

Failing Chimney Cap Proposal-A Berezowskyj received 2 proposals for the repair of the failing chimney caps which are no longer necessary but are bent and allowing water inside the chase. The board asked for a proposal sealing off the chimney chases with a permanent cover.

Manager's Reports

Hot Tub Power-Aldie has found another electrical contractor that will repair the Axtell hot tub conduit for a few hundred dollars, rather than several thousand dollars as quoted by EC Electric.
Paint Schedule-Some roof fascia has been prepped and painted. The contractor may not finish this work this fall, depending on the weather (rain).
Axtell Plaza Deck Concrete-W Bearth showed pictures, illustrating the failure of the 2019 repairs made by Mays Concrete. Deep pits and cracks along the exterior of the plaza deck need to be addressed. She will add this to the capital plan proposal for a future year.

Establish Date of Next Meeting

The next meeting will be held on November 19th, 2026, one week early in order to avoid the Thanksgiving holiday.

Adjournment

C Nickell adjourned the meeting at 12:02 p.m. MT.

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