**VILLAGE CENTER CONDOMINIUMS**

**BOARD OF DIRECTORS MEETING MINUTES**

**FEBRUARY 22ND, 2024 ~ 9AM MDT**

**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

Roger Sherman

Roger Hanagriff

Clark Taylor

Also in attendance: Wanda Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL).

**Reading/Approval of Past Meeting Minutes**

B. MacFarlane made the following-

Motion: Waive the reading of the January 24, 2024 meeting minutes and approve as presented.

2nd: R. Foldetta

Discussion: None

Vote: The motion passed unanimously.

**Reports**

-Financial Report

W. Bearth delivered the financial report. She supplied a copy of the financial report and asked if she had appropriately answered R. Hanagriff’s questions regarding the costs the HOA is currently looking at for snow removal and parking patrol. They’re waiting on an invoice from TOAD for those items. R. Foldetta asked if it would be possible to separate the commercial expenses and ownership allocations from the residential expenses and ownership allocations pending the declarations change. W. Bearth has prepared additional exhibits identifying allocations per building and sent those along to ACL. CBL won’t be separating residential expenses, such as hot tub, cable and internet until the amended declaration is approved.

-Management Report

The servers and other equipment left over from CBMR’s use of the commercial space behind the ski locker room has been removed. Some analog phone lines were located, and it took some time to get a Spectrum technician to come and verify that some of these lines were still active. The technician didn’t want to discuss cost, given the complexity of the project. W. Bearth is recommending the homeowners switch to an internet-based phone system through Spectrum if they want to keep their in-unit phone service, as CenturyLink’s infrastructure will be taken out. CBMR has verified that they have nothing active in that space. The fire monitoring dialer may still be active, but that can be changed out for an internet-based service as well to avoid a lapse in coverage for the Axtell Building. R. Sherman agreed to hold off on doing any work until the fire suppression system is safely installed in another area. Spectrum activation date for Village Center is set for March 6th, so if homeowners need to order cable boxes/internet routers and modems, they’ll need to call in and do that themselves due to singular unit hardware responsibility. CBL will be checking the building regularly for delivery of equipment throughout the roll-out and move it to the unit’s front door to avoid weather-related damage. CBL will be reaching out to owners again toward the end of the contract with Xtream Internet.

**Old Business**

Pending with ACL

-Updated Amended Declaration-Following 2/9/2024 Work Session Changes

-Elevation Hotel Easement Demand Letter

-Lodge at Mountaineer Square Correspondence RE: Wall Construction/Maintenance

Additionally, the board requested that David Firmin, ACL, review the 1986 Easement

Emmons Retaining Wall

W. Bearth reported that the timber wall would not be a cost saving option given the requirements for shoring up the timber wall and meeting the constraints given by the engineer. The board approved W. Bearth requesting SCJ help find a CIP wall estimate given the questions surrounding the need for stabilizing during removal and construction of the new wall.

**New Business**

-Parking Lot Gate Suggestion

P. Klauck had offered to investigate companies who manufacture a parking gate system he believes would work for Emmons parking lot. R. Foldetta also mentioned P. Klauck had brought up an AC mini-split and mentioned he would supply more information on the unit for the board’s consideration.

**Pending Business**

-Window/Slider Standards & Estimates – Met with Contractor 11/14/2023

-Establish New Parking Agreement with CBMR for “approximately 8 parking spaces.”

Village Center would like better access to the documents surrounding the parking space agreement for the area north of the Grand Lodge. The board discussed David Firmin drafting an official agreement to enter with CBMR. R. Foldetta officially suggested declaring the parking spaces in a more obvious area.

-Emmons S. Sidewalk Pedestrian Easement Review Incl. Indemnity-Ross/Ally Emmons

-North Lawn Responsibility (EM)

As Emmons is not part of the town center plan, they will not be receiving lawncare as a part of the work provided to the rest of LMS to maintain their grounds. B. MacFarlane mentioned the irrigation is still tied into the LMS system, and that VC HOA has it in the plans to tie the irrigation back into the associations building.

-Homeowner Request for Axtell Grill

-Parking Lot Gate-P Klauck

-P. Klauck Mini-Split AC system

**Establish Date of Next Meeting**

The date of the next meeting is set for Marh 28th, 2024 at 9:00am MDT.

(R. Hanagriff mentioned he’ll be out of the country and, depending on timing, may miss this meeting.)

**Adjournment**

B. MacFarlane made the following-

Motion: Adjourn Meeting at 9:59am MDT

2nd: R. Sherman

Discussion: None.

Vote: The motion passed unanimously.

The meeting was adjourned at 9:59am MDT.