

VILLAGE CENTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
April 25, 2024 ~ 9 A.M. (MT)

Call to Order

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

Proof of Notice

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

Roll Call/Establish Quorum

In attendance-

Bill MacFarlane
Mark Voegeli
Roger Sherman
Ross Foldetta

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

Reading/Approval of Past Meeting Minutes

B MacFarlane made the following-

Motion: Waive formal reading and approve the March 28, 2024,
minutes as submitted by CBL.
2nd: M Voegeli
Vote: Unanimous Approval

Old Business

Pending with ACL

Corporate Transparency Act -As of 12-31-2024 all HOA's are required to comply with this law. Its intent is to catch money laundering. The state of Colorado asked for a stay of one year, but it's not likely to happen. The HOA will delay registration of board members until late in the year.

Final Operating Drafts-Pending final approval by the board.

Elevation Hotel Easement Demand Letter-Elevation is aware of the demand letter to pay for previous expenses and has agreed to help on the cost of maintenance going forward, but nothing has been communicated further at this time.

Lodge at Mountaineer Square Correspondence RE: Wall Construction/Maintenance- David can facilitate the discussion, but ultimately, B. MacFarlane will need to hold an initial conversation with them to initiate the process.

1986 Northern Lodge Sites Replat & 8 Parking Spaces-The agreement names “approximately 8” parking spaces in CBMR’s lot. The board’s goal is to solidify that number. B MacFarlane will take that request to the local head of CBMR’s operations, Tara Schoedinger.

Emmons S. Sidewalk Pedestrian Easement Review Incl. Indemnity-Exhibit C of the HOA declarations states in the legal description that easements and rights of way were exempted in favor of a third party, possibly the Town of Mt. CB. Easements marked on current HOA maps are designated as public/pedestrian easements, therefore the Town may need to be involved in the conversation. In terms of the pedestrian bridge, Snowcrest is responsible for maintaining the land pad/exit areas on both sides of the bridge and the bridge itself. The board agreed that David Firmin should draft an initial letter to the town asking them to join the conversation, and potentially contribute to the maintenance of the easement area that crosses Emmons property and was created in step with the building of the bridge.

R. Sherman made the following-

Motion:	Draft a letter to the town showing the public right of ways, and requesting the town participate in the maintenance of said areas.
2 nd :	B. MacFarlane
Discussion:	None
Vote:	The motion passed unanimously.

Governor Polis signed a bill allowing no occupancy limits based on familiarity and limits can only be based on life safety and health occupancy recommendations. The board agreed to include occupancy limits within the new operating documents.

New Business

Rule Amendment RE: Water Heaters-W Bearth presented a rule for the board’s consideration. Most other HOA’s require heater replacement every 10-12 years. The new rule states that the homeowner is responsible for replacing their water heater on a regular 12-year schedule as well as the shut off valve. All damage caused by a water heater is solely the owner’s responsibility. The board members all agree that this would be a good addition to the ‘condominiums’ section of the rules. CBL will organize the recording of all water heater dates soon so the HOA is able to track the age and notify owners ahead of time when they should be replacing them. R. Foldetta mentioned tankless water heaters to keep the water storage inside the footprint of the building to a minimum. The board agreed to think about this one for the meantime and discuss it in the next meeting.

Roof Inspection/Repairs-W Bearth shared photos taken by Snow Team CB’s supervisor during the annual inspection of the roof. The images depicted varying degrees of damage, almost all of which is related to the newer snow fences installed in 2019. The older roof design uses a separate cap to join panels together and those caps are sliding and literally pulling off and bending with the additional weight of the snow. New caps have been

manufactured by a local blacksmith and were used for certain repairs last year-those repairs seem to be holding. Repairs needed this year involve removing the damaged sections of fencing and caps, installing new caps, reinstalling the fencing and enhancing the attachment with additional rivets through the cap on either side of the fencing. Snow Team has given us a verbal estimate of 9-10 days to address the remaining roof deficiencies at a rough estimate of \$30k. (\$75/hr for roofers and \$60/hr. for ground workers). They have already performed \$5k worth of repairs so far; replacing 2 critical sections on the south side of Emmons. The board agreed that the HOA should increase collection to fill out the capital reserves for roof damage repairs on an annual basis. The board agreed to review the capital plan and reprioritize based on the current needs. W. Bearth agreed to get an updated estimate for the roof replacement on both buildings to include in the 10 plan.

The board asked that R Hanagriff review the capital fund balance with W Bearth and advise the board as to including these repairs in this year's capital work.

Reports

Financial Report-Submitted by CBL. R Hanagriff will review upon his return.

Management Report-Written report submitted by CBL.

Pending Business

Window/Slider Standards & Estimates –3.26.2024, moving forward with new estimate.

North Lawn Responsibility (EM)

Homeowner Request for Axtell Grill

Establish Date of Next Meeting

May Meeting Date Reschedule Request-W Bearth will send alternative dates by email.

Adjournment

B. MacFarlane made the following-

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