

**VILLAGE CENTER ANNUAL HOMEOWNERS MEETING
MINUTES FROM AUGUST 2, 2013**

Call to Order

Josh Quentzel, President, called the meeting to order at 9:25 am.

Proof of Notice

Proof of Notice was mailed to owners on July 10, 2013.

Commercial Board Members Present

Ethan Mueller

Michael Kraatz

Residential Owners Present in Person

<u>Unit Owner</u>	<u>Condo No.</u>	<u>No. of Votes</u>
Axtel		
Ken Ray	312	1
Josh Quentzel	314	1
Josh Quentzel	316	1
Josh Quentzel	319	1
Thayne and Ann Muller	414	1
Doug Colehour	415	1
Josh Quentzel	417	1
Josh Quentzel	421	1
Sub Total		8
Emmons		
Candace Coen	326	1
Dan Trujillo	423	1
Lamar and Beverly Jackson	425	1
Corey King	428	1
Greg Harscher	433	1
Sub Total		5

Members Represented by Proxy

Axtel

Janet Perkins	315	1
Insurance & Engineering Service	317	1
David & Kim Byrd	409	1
Judy Rodriguez	410	1
Larry & Robbie Blackwell	416	1
John Perone	419	1

Emmons

John Burke	324	1
Lori Kleinman	325	1
Shawn Sistrunk	328	1
Irene Larsen	329	1
Kenneth West	422	1
Bill Sieck	424	1
Denny Altes	429	1

Sub Total **13**

Grand Total Votes / Proxies **26**

A Quorum was established.

Management Company Present

Toad Property Management, Inc.
Gordon Reeves, President/Owner
Angela Reeves, Secretary/Treasurer/Owner

Reading and approval of August 3, 2012 Meeting Minutes

Dan Trujillo made a motion to approve the August 3, 2012 minutes. Josh Quentzel seconded the motion and the minutes were unanimously approved as amended.

Officer Reports

Angela Reeves said stucco repairs had been made to each building, some roof repairs on Emmons and the concrete at the front of Emmons Building had been patched. She said the concrete repair was temporary as the Board continued to consider various options. It was hoped to find a solution to the problem rather than replacing the concrete every few years. Options being considered included changing the roof line, moving the footpath to the grass area and out of the drip line, using metal grating or a composite material such as Trex.

Angela said there was an aphid problem throughout the valley this year and Toad had been cutting back trees and shrubs and spraying in an attempt to stop the spread of aphids. She said Toad had also purchased and released 5,500 ladybugs in an attempt to eradicate the aphids. Angela said June had been very dry and emergency water restrictions had been introduced in early July just as the rain started. She said the hanging baskets were once again excellent after the disappointing display in 2012. Angela explained High Country Gardens had given a significant discount on the 2012 baskets as they were not up to their usual standard.

Angela Reeves said the Axtel parking lot would be patched prior to the start of winter and the Board was considering installing cedar trim on the Axtel Building similar to the work previously completed on the Emmons Building.

Doug Colehour said his front door was warped and asked about replacing windows. Josh Quentzel said the front door would be addressed by the association but according to the Covenants the windows were an owner responsibility. It was agreed the Board would discuss options and obtain pricing as it was essential any new windows matched the existing appearance of the building.

Angela Reeves said Toad continued to make essential repairs to the building but there were no large capital repairs scheduled. Greg Harscher asked about the Feasibility Study and Angela said the Study had stated a square footage sale price as being the trigger to replacing the buildings and that figure was considerably higher than current values. Gordon Reeves said he believed a developer would be interested in developing real estate in such prime locations and it would be possible for owners to end up with a similar aspect modern unit. Lamar Jackson was skeptical about the process. After discussion it was agreed a new 10 year capital plan would be prepared to continue with the upkeep of the existing buildings.

Candace Coen said foreclosed units had been sold but there had been no fair market sales in either Emmons or Axtel. Candace said dues were low compared to other buildings for three bedroom units but as one bedroom units in Village Center paid the same amount of monthly dues the one bedroom units were slightly more expensive compared to other one bedroom units.

Thayne Muller said he would like to see a covenant change which would allow the combining of units to enable major upgrades to be made to the units. The Board agreed to review the wording of the Covenants.

Anne Mueller asked about exterior lights and Greg Harscher suggested modernizing the globe light fixtures. Michael Kraatz said Gunnison County Electric Association were offering grants on energy efficiency lighting and Candace Coen asked if wiring changes could be made to the buildings so some of the exterior lights operated on switches.

Lamar Jackson said he had been operating as Treasurer of the association and Geri Sistrunk had been operating as Secretary. Lamar thanked Geri for her hard work over the

years. Lamar said the association was controlling expenses well and steadily building up a reserve by transferring funds to the reserve account during the Summer months when operating expenses were lower.

Election of Two Directors

Angela Reeves explained Lamar Jackson had completed his term on the Board and was willing to run for re-election. Angela explained Geri Sistrunk was in ill-health and Geri and Royce had sold their unit to their son Shawn Sistrunk. Angela said Greg Harscher had volunteered to join the Board to complete Geri's unexpired term. Josh Quentzel made a motion to appoint Lamar and Greg to the Board. Ken Ray seconded the motion and it was unanimously approved.

Gordon Reeves said he was talking to the Town about the repainting of the bridge by the Emmons Building as that work was a Town responsibility.

Josh Quentzel said the board would be discussing quality asphalt patching on parts of the Axtel parking lot, the installation of cedar trim similar to the trim applied to the entrance of the Emmons Building and exterior lighting on both buildings.

Date of Next Meeting

The 2014 annual meeting was scheduled for Friday, August 1, 2014.

As there were no additional items for discussion, the meeting was adjourned.

Prepared by Angela H. Reeves
Toad Property Management, Inc., Manager
of Village Center Condominium Association

Approved:

Lamar Jackson
Village Center Condominium Association