**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**August 1, 2016**

 Josh Quentzel

Lamar Jackson

Greg Harscher

 Michael Kraatz

 Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 12 noon and confirmed a quorum was present.

The July 31, 2015 and May 9, 2016 Minutes were circulated prior to the meeting. After a typo correction in the May 9, 2016 minutes Michael made a motion to approve the July 31, 2015 and the May 9, 2016 minutes. Greg seconded the motion and it was unanimously approved.

After a short discussion it was agreed the officers would remain the same as the prior year:

 President Josh Quentzel

 Vice President Michael Kraatz

 Secretary / Treasurer Lamar Jackson

Michael provided contact information for a company conducting Reserve Studies in the area. After discussion it was agreed Rob would contact the company and obtain a price for preparing a full scale survey of both building together with a 20 year reserve study to comply with State standards. Rob said he would report back to the board.

Josh said the Board had walked around the buildings and identified some areas requiring immediate repair. Rob said he would follow up on the items.

Rob said the nesting birds had made a lot of mess during the summer and Michael said a mesh netting had been used on other buildings. After discussion it was unanimously agreed Rob would research a suitable product and report back to the board with an estimated cost for both buildings. Rob said the buildings would need scraping prior to the netting being applied and it was agreed both the scraping and the netting would be completed at the same time as the lift would be an expensive part of the project.

Josh said he would be meeting with XStream for high speed internet service to the Clinic and would ask for ideas for improved internet service for the Emmons and Axtel Buildings and potential placement of the dish.

Rob agreed to contact Mike Arbaney, Engineer, to review the concrete decks at both Emmons and Axtel and report back to the Board with his recommendations.

Josh said some parts of the buildings required stain. Rob said extensive work had been performed in the Fall but weather prevented the finishing of the project. Rob agreed to continue with the staining of the side panels of the decks and also check the exposed wooden beams in the roof and all stairwell posts.

Josh said a small cement area by the southwest stairs at Emmons was deteriorating badly and suggested it be replaced with wood to join the existing wood on the bridge over Gothic Road. Rob agreed to review this and report back to the board.

Lamar said parking in the Emmons lot became more difficult and restricted during the winter months as the yellow lines were not visible. Rob agreed to research options to delineate parking spaces during the winter months.

Rob agreed to check with Waste Management for a smaller sized dumpster and then suggest locations within the parking lot to maximize the parking spaces. It was agreed a stronger enclosure, similar to the plan for Axtel, would be reviewed together with options for recycling.

Rob said the metal walkway at the main entrance to the Axtel CBMR offices had been damaged by a snowcat during the winter. Michael said CBMR would pay for the replacement or repair of the damaged walkway.

Rob said the entry road between Elevation and the Axtel/Whetstone parking lot would be repaired and the cost shared between Elevation, CBMR, VCCA and Ski Center.

Greg said if individual owners were going to be responsible for replacing door sliders it was important that owners completed the entire project in a timely manner to avoid further damage to the buildings. It was agreed a survey would be sent to all owners regarding replacement of the door sliders and information would be included, with estimated costs, for the work to be completed by one local contractor and funded by individual owners.

After discussion it was agreed to continue with the existing rule that only unit owners could have a dog.

Rob said Toad had experienced staffing problems and it was agreed all businesses in the valley had experienced staffing issues sometimes due to lack of available housing. Rob said more ads were being run in the local paper and he hoped to have the problem solved before the onset of winter.

It was agreed the Reserve Study would be very helpful in planning the next budget and dues would be left at the current level until that information was available. Lamar said he would be willing to review the auditor and accountant reports prior to next year’s meeting and assist with the preparation of the budget. It was agreed the Emmons deck repair, as a capital repair, might be necessary prior to the completion of a new budget.

Michael said the winter months had the most variables and it was agreed Rob would prepare a simple profit and loss versus actual report for a 12 month period in an easy to understand format.

As there was no additional business the meeting adjourned at 1:15 pm

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Prepared by Rob Harper,

Toad Property Management, Inc., Manager

Village Center Condominium Association

Approved:

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Lamar Jackson

Village Center Condominium Association