**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**MARCH 19, 2018**

Ross Foldetta (by phone)

Michael Kraatz (by phone)

Josh Quentzel (by phone)

Lamar Jackson (by phone)

Rob Harper, Toad Property Management, Inc.

Jim Ruthven, Toad Property Management, Inc.

Randy Kinsey, Toad Property Management, Inc.

Rob called the meeting to order at 9:01 a.m.

Michael made a motion to approve the February 26, 2018 minutes as distributed. Lamar seconded the motion and it was unanimously approved.

Rob introduced two new members of Toad Property Management and Jim Ruthven and Randy Kinsey, new Maintenance Director, gave a brief summary of their experience. Rob explained Jim would take over the accounting and financial reporting for Village Center and would be the main contact for Village Center moving forward.

Rob explained Spectrum was willing to rewire the buildings for TV service and wanted to complete the work by May 8 so service was not disrupted when the provider switched over to digital. Rob said Spectrum would provide wiring to each unit and provide three boxes per unit although owners would be individually responsible for any wiring costs within the unit. Rob explained the rewiring of the outside of the building was valued at $15,000 and Spectrum had agreed to just provide television service, including HBO, for approximately $30 per unit, per month.

After discussion Lamar made a motion to accept the Spectrum proposal to rewire the buildings for television service prior to May 8, 2018. Josh seconded the motion and it was unanimously approved. Rob agreed to contact Spectrum to get on their schedule and to let owners know of the work and the need for access to all units.

Rob explained Valley Restoration would be submitting an asbestos removal bid to the insurance company later today and Michael said the demolition work could not start until after the ski season closed on April 8. Rob said two forensic engineers had different opinions on why the pipe froze and the insurance company attorneys would resolve the issue without holding up repair work and payments.

Rob explained a new leak had occurred and snow would be kept away from one of the Axtel chimneys until a repair could be made after the end of the ski season. Rob also said Michael’s truck had been damaged on Thursday and that claim was being dealt with.

Rob explained the engineer could be in town to inspect the concrete in the next couple of weeks and the roofs would be inspected once snow had melted and the engineer had confirmed adequate fall protection.

Ross said Ben White had not provided schematics as requested and had not responded to requests for additional work or responded to messages. It was agreed the lack of communication from Ben White was disturbing and Josh asked Rob to contact Ben White and let him know things needed to be improved or the Board would go to another architect.

Josh suggested limiting the project this year to exterior painting and some carpentry and asking Spectrum to contain exterior wiring as much as possible so wires could be easily encased if necessary. Michael said an architect would need to prepare a detailed scope of work before approaches were made to contractors for bids. Ross said Ben had been told by a painter that $80,000 would not be sufficient to cover the cost of painting the exterior of each building. Rob agreed to speak to Pete Oeflein for carpentry work and Mike Keith for exterior painting.

Michael distributed a site plan prior to the meeting showing the CB Way Town right of way which was on Emmons property. Michael said the lot line would have to be vacated and moved to follow the path of the road. Michael explained the Town would bear the cost of the paperwork and attorney’s fees. Michael said the Town proposed increasing the grade of the walkway to the lifts and Rob asked if VCCA would be able to pay a portion of a future snowmelt system on that walkway. After discussion Rob agreed to contact Joe Fitzpatrick at the Town of Mt. Crested Butte and discuss land ownership, maintenance agreements, snowmelt options and cost sharing options.

As there was no additional business the meeting adjourned at 10:00 am.

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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