**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**AUGUST 6, 2018**

 Ross Foldetta (by phone)

 Josh Quentzel (by phone)

 Lamar Jackson

 Rob Harper, Toad Property Management

 Jim Ruthven, Toad Property Management

Rob called the meeting to order at 11:10 a.m. and confirmed there was a quorum.

Josh made a motion to approve the minutes of August 28, 2017, September 28, 2017, November 27, 2018, December 18, 2017, January 22, 2018, February 26, 2018, March 19, 2018, April 23, 2018, May 21, 2018 and June 18, 2018. Ross seconded the motion and it was unanimously approved.

Josh made a motion to leave the officers the same as the prior year. Lamar seconded the motion and the following officers were unanimously approved.

 President Josh Quentzel

 Vice President Michael Kraatz

 Secretary/Treasurer Lamar Jackson

Following up on the annual meeting it was agreed Ben White would be asked to calculate the cost for windows and sliding doors and a discussion continued on whether a sliding door was a door or a window.

Rob said he was still in contact with Mountain West and multiple insurance markets were being investigated although no cost was known at this time. Rob confirmed the existing Farmers Insurance would terminate on September 19, 2018.

It was agreed the 2018/19 Budget would be finalized by the end of August, 2018 and Jim agreed to distribute an updated draft as soon as figures were available from Ben White.

It was agreed the next meeting would be August 20, 2018 at 9 am to review and approve the draft 2018/19 Budget.

Rob said the final brick areas were being completed on Emmons Way and the Town would be responsible for repairing the Emmons irrigation system and putting everything back together, including any electrical circuits which may have been damaged. Rob agreed to test the storm drain by the Emmons Building to make sure the Town’s sidewalk project had not caused damage.

The meeting adjourned at 11:30 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