

**VILLAGE CENTER ANNUAL HOMEOWNERS MEETING
MINUTES FROM AUGUST 1, 2016**

Call to Order

Josh Quentzel, President, called the meeting to order.

Proof of Notice

Proof of Notice was mailed to owners on June 28, 2016.

Commercial Board Members Present

Michael Kraatz

Residential Owners Present in Person

<u>Unit Owner</u>	<u>Condo No.</u>	<u>No. of Votes</u>
Axtel		
Ron Payne	309	1
Ken Ray	312	1
Josh Quentzel	314	1
Josh Quentzel	316	1
Doug Colehour	415	1
Josh Quentzel	417	1
Josh Quentzel	421	1
Sub Total		7
Emmons		
Karen Choate	312	1
Candace Coen	326	1
Shauna Cupolo & Trippe Sproull	325 and 429	2
Nicole Blaser	328	1
Lamar and Beverly Jackson	425	1
Greg Harscher	433	1
Sub Total		7
Members Represented by Proxy		
Axtel		
Golden Paradise LLC	315	1
Jose & Judith Rodriquez	410	1
Larry Blackwell	416	1
Emmons		
John Burke	324	1
Sub Total		4
Grand Total Votes / Proxies		18

There were not enough members in attendance or by proxy for a quorum.

Management Company Present

Toad Property Management, Inc.

Rob Harper, President/Owner

Reading and approval of July 31, 2015 Meeting Minutes

Michael Kraatz pointed out a typo on page 2 of the July 31, 2015 minutes. A motion was made to approve the July 31, 2015 minutes. The motion was seconded and the minutes were unanimously approved.

Manager's Report

Rob Harper said a lot of maintenance items had been dealt with during the past year including trim repair and painting, stucco repair, replacing exterior light fixtures and responding to multiple leaks from residential units. Rob said Toad had been coordinating the replacement of water heaters in excess of 12 years old in an attempt to reduce the number of leaks. Rob said there were just 4 heaters remaining that were in excess of 12 years old and Toad would continue to chase those owners to coordinate replacement of the water heaters.

After a short discussion regarding the responsibilities for the HOA insurance and individual unit owner insurance Rob agreed to contact the HOA insurance company and obtain information regarding the insurance company protocol for dealing with leaks.

Rob said the disagreements with the Elevation Hotel regarding easements and parking had been resolved. As both the HOA and the Hotel held easements in the parking lot a compromise had been reached and the Elevation Hotel had two parking permits for the Axtel/Whetstone parking lot.

Rob said Toad had continued to sticker vehicles parked without a valid parking permit and had also booted a few vehicles during the winter season. Rob said a sign was now displayed in the Emmons parking lot directing vehicles to the eight overflow parking spaces in the Day Parking lot north of the Grand Lodge Hotel.

Rob said the driveway between the Elevation Hotel and the Axtel/Whetstone parking lot would be repaired within the next few days and the cost was being shared between those properties.

Rob said the Axtel garbage structure had been damaged and plans had been prepared to replace the structure with a stronger structure using railroad ties similar in design to the existing planter boxes.

Rob said nesting birds had been a big issue during the summer and several options had been tried without success. Michael Kraatz suggested netting over the exposed roof

beams and after discussion Rob agreed to research and obtain a price for installing the netting.

Rob said due to the withdrawal of the roofing company in December it had been difficult to find anybody to shovel snow off the roofs and difficult to coordinate and give advance notice to owners and tenants in the buildings. Rob said he would have a roofing contractor in place prior to the start of the winter season and ready to clear the roofs of snow when necessary.

Officer's Report

Lamar Jackson said he continued to review the association bank statements each month together with Doug Gorman, CPA, reports and the annual audit report from McNurlin & Associates as an internal control for the association.

Lamar said operating costs had prevented the association from transferring money from the operating account to the capital reserve on a monthly basis. Rob Harper said, at the suggestion of McNurlin & Associates, the Board agreed to amend the budget and remove the requirement to transfer funds for the remainder of the year.

It was agreed a professional company needed to be hired to prepare a capital reserve study with a 10 year plan to assist with budgeting and establishing dues. Michael Kraatz suggested a Front Range company and Rob Harper agreed to contact them and report back to the Board.

Greg Harscher said it would be useful to have a full 12 month period with projected figures or utilizing historical figures instead of the 8 month actual versus budget report.

Election of Directors

Josh said the Residential and Commercial Board members would remain the same for another year.

Old Business

Sliding glass doors/windows were once again discussed and the question continued on whether the sliding glass door was a window or a door. Several owners said they had replaced their own sliding glass doors with a product to match the rest of the building. Rob Harper said he had obtained two quotes for windows and installation after the meeting last year.

Concern was expressed about internet and television service. Rob Harper said he would be meeting with XStream to discuss internet and he would also review options for a television antenna to be placed on the roof of the building. It was agreed one central dish for internet and one for television on the top of the building would be acceptable but dishes on decks or multiple locations around the building would not be acceptable.

Rob said if XStream could not provide an internet solution he had received a proposal from Electronic Solutions to improve internet service in the Emmons Building.

Shauna Cupolo asked about recycling and the Board agreed to look at options although limited space in the parking lot might be an issue. Shauna also suggested motion detector lights in the shared entryways instead of having lights on all of the time.

Rob agreed to have the washing machines serviced and to also check bikes left in the bike racks as some appeared to be abandoned and he would research additional bike racks if necessary.

Candace Coen agreed to draft a short survey so owners could express their preferences on window/door replacement, recycling, subcommittees, etc.

The date of the next annual meeting will be Friday, August 4, 2017 at 9 am.

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

Prepared by Rob Harper
Toad Property Management, Inc., Manager
Village Center Condominium Association

Approved:

Lamar Jackson
Village Center Condominium Association