

**VILLAGE CENTER ANNUAL HOMEOWNERS MEETING
MINUTES FROM JULY 31, 2015**

Call to Order

Josh Quentzel, President, called the meeting to order at 9:12 am.

Proof of Notice

Proof of Notice was mailed to owners on July 2, 2015.

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		
Ron Payne	309	1
Ken Ray	312	1
Josh Quentzel	314	1
Josh Quentzel	316	1
Thayne and Ann Muller	414	1
Josh Quentzel	417	1
Robert Vaughan	418	1
Josh Quentzel	421	1
Sub Total		8
Emmons		
Candace Coen	326	1
Lamar and Beverly Jackson	425	1
Greg Harscher	433	1
Sub Total		3
Members Represented by Proxy		
Axtel		
John and Susan Perone	419	1
Emmons		
Kenneth West	422	1

Sub Total	2
Grand Total Votes / Proxies	13

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

Management Company Present

Toad Property Management, Inc.
 Rob Harper, President/Owner

Rob Harper introduced himself as the new owner of Toad Property Management. He said that he has passed all of the required testing to obtain his license as a Community Association Manager (CAM). These are the new requirements from the Colorado Division of Real Estate. In addition Rob said he had obtained the CMCA (Certified Manager of Community Associations).

Reading and approval of August 1, 2014 Meeting Minutes

A motion was made a motion to approve the August 1, 2014 minutes. The motion was seconded and the minutes were unanimously approved.

Officer Report

Lamar said that the audited reports from September 2014 showed a clean opinion by McNurlin & Associates of the financial statements. Lamar said that there was approximately \$100,000 that was paid to the management company during the past year which included landscaping, snow removal, maintenance, hot tub maintenance, etc. Lamar said that the Board and Rob Harper walked the property the day before to identify issues that need attention.

Ron Payne discussed the dues increase from last year. He wanted to know where the funds went. Angela said that for the last several years the operating expenses were higher than the dues revenue and that some of the excess from the increase went to pay for operations. It was noted that as the buildings age the amount of operating expense will continue to increase. Greg Harscher questioned whether the dues revenue needs to increase to account for this. Gordon said that the cosmetic and structural elements of the buildings will continue to deteriorate and that the plumbing in particular has been failing quite often.

Josh Quentzel said that the Board is working diligently to spend money wisely and take care of both structural problems as well as cosmetic issues.

Manager Report

Angela said that the flower bed project in front of the Axtel parking lot had been completed last year. Gordon spoke about the new parking issues with the Elevation

Hotel. The Elevation has posted signs on the wall that faces the Axtel building for their parking only. Gordon said that the area in question is Elevation property however the only access is through VCCA property. The area in question also has an easement. Gordon said that he had several conversations with the new owners in an effort to keep them from claiming the area. Rob said that he has met with David Leinsdorf who researched the ownership of the property. There are approximately 6 easements that run through this portion of land. Rob said that he has been in contact with the asset manager of Boxer Resorts to try and reach a reasonable agreement. Boxer has not returned his correspondence in several weeks. Rob said that the VCCA attorney is going to send them a letter very soon with regards to resolving the problem.

Financial Report

Angela said that there is one owner who is in serious arrears and making monthly payments of \$500 to reduce the deficit. Angela said that there have been some instances of owners not being able to refinance. She said that many of the larger banks will not loan on mixed use properties (commercial and residential) and that there are local banks that are more willing to do so.

Election

Josh said that Greg's term was up this year and that because there is not a quorum he will remain on the Board for another year.

Old Business

Gordon said that there should not be RV's, trailers or CBMR vehicles in the Axtel/Whetstone parking lots. Rob said that Toad has been working to patrol the parking lots and keep them open for permitted vehicles.

A question was raised about the structural integrity of the decks on the Axtel building. It was discussed that this is the design and there are no current problems.

Candace said that many home inspectors are being very stringent on building standards when a sale occurs. Gordon said that the Association is responsible for repairing many of these items.

Ron Payne asked about VRBO parking passes. He said that many owners are writing their own passes and leaving them in the windshields. Angela said that usually the problem arises when there are multiple vehicles. She said that Toad watches for these and attempts to find the owners and send the vehicles to a different lot where the vehicle owner pays for parking.

Ethan gave a short update regarding CBMR. He said that the base area continues to have increasing use. He said that last winters numbers were up significantly over the previous year. There will be twice weekly service from Los Angeles direct to Gunnison this

coming year. There is a formal process in place to explore building out the Teocalli drainage on the mountain with three new lifts added in the next three to four years. This year they are adding a new warming house at the top of Painter Boy/Gold Link.

New Business

Josh said that the repairs and improvements on the west side of Emmons will be the focus of the coming year. This will be a large project and will hopefully be ready to begin next spring. This project needs to address the drainage and retaining wall, roof line and repairs to the concrete deck. The Board met the day before and identified several additional items to be repaired this year including stucco repair, painting, trim repair, etc. Angela said that the weather this year made all exterior construction work very difficult.

The next annual meeting will be held August 1, 2016, 9:00 am.

There was a brief discussion regarding the sliding glass doors. Toad has been working to find a solution that will stop the air intrusion. Greg Harscher said that he would like to see the Association take the lead on this project.

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