**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**FEBRUARY 26, 2018**

Ross Foldetta (by phone)

Michael Kraatz (by phone)

Ethan Mueller (by phone)

Rob Harper, Toad Property Management, Inc.

Ben White, Architect (by phone)

Rob called the meeting to order at 9:00 a.m.

Rob distributed by email concept drawings prepared by Ben White and Ben gave a brief presentation of the proposed materials and colors for the buildings together with a quick sketch for remedies to the west entrance of the Emmons Building. Ben explained colors for the exterior of the buildings should be limited to two or three shades and said vertical chases were proposed for the exterior of the building so all exterior wiring would be hidden.

Ross said Josh was unable to be on the call and said he would contact Josh and they would review the information from Ben and report back to the Board. Ben said he would begin to identify material quantities required for the project so the Board could review cost. Rob said he would contact Pete Oeflein to obtain a price for a smaller exterior renovation project.

Ross distributed photographs using less stone at the base of the building than the stone shown in Ben’s drawings and Ross also distributed photographs of the buildings when the trim was blue.

Ben explained his Image 10 attached to the email addressed the snow shed off the Emmons Building and improved the west elevation of the Emmons Building. Ben explained the design was less extensive and would be less expensive than the proposal received from Jim Barney. Ethan suggested moving the parking lot small staircase on the west of the building to the center and it was agreed more guttering was needed to direct water away from the building and parking lot.

Ben said he would continue development of the plans and would have something to the Board by the end of the week once Ross and Josh had provided input. Ben said by the beginning of April he would expect to have plans ready to put out to contractors for bids. Rob said the structural engineer expected to inspect the building within the next couple of weeks.

Ben White left the meeting.

Rob explained the Farmers Insurance Adjuster would be at the Axtel Building on Wednesday to inspect the damage and complete his report for the repairs of the residential units, CBMR offices and the Clinic. Rob said a forensic engineer would be in town the following week to investigate why the leak occurred and why the pipe failed in the residential unit. Rob confirmed asbestos had been found in the second and third level units and all work would be conducted according to asbestos regulations. Rob said Valley Restoration would continue work to dry out and remove damaged materials and said the Clinic was once again operating as damage was just to ceiling tiles in that space.

Prior to the meeting Rob distributed the contract from the engineer to review and inspect the roof. Michael made a motion to approve the contract and authorize Rob to sign on behalf of the association. Ross seconded the motion and it was unanimously approved.

Rob said Bill Crow, the Spectrum representative, was still working on possible solutions and upgrades for television service.

Prior to the meeting Rob distributed a financial report and explained the costs involved in the insurance claim for the repair of the chimneys. Rob said the Auditor was in the final stages of completing the annual audit.

Rob said he was in the final stages of hiring Jim Ruthven, CPA, and hoped to have Jim working on Village Center monthly financial reporting by the next meeting.

Michael made a motion to approve the minutes of the January 22, 2018 meeting. Ross seconded the motion and it was unanimously approved.

It was agreed the next meeting would be on Monday March 19, 2018 at 9 am

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