**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**JANUARY 22, 2018**

 Josh Quentzel (by phone)

 Lamar Jackson (by phone)

 Ross Foldetta (by phone)

 Michael Kraatz (by phone)

 Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 9:10 a.m. and said there was a quorum.

Ross made a motion to approve the December 18, 2017 minutes as distributed. Michael seconded the motion and it was unanimously approved.

Rob said prior to the meeting he had distributed information from the engineer regarding the two buildings and said information regarding any review of the roof would be an additional expense. Rob explained the Board had agreed by email to hire the engineer at a cost of approximately $8,000 to inspect and report on the two buildings.

Rob said the Board, via email, had also approved the hiring of Ben White, Architect, to prepare designs for the two buildings at a cost of approximately $22,000. The Board authorized Rob to sign agreements with the engineer and the architect so work could commence.

Rob explained the laundry rooms were finished and the improvements were popular with owners. Rob said one dryer had developed an issue so there would be a warranty claim on that machine. Rob said the final invoice for the flooring had not been received but he expected all the work to be completed within the $15,000 budget. Ross asked if the Emmons laundry room could have three washers and three dryers instead of two of each. It was agreed Rob would select the best of the old washers and dryers and put one of each in the Emmons laundry room and new machines could be purchased in the future if required.

Rob explained he had been in contact with Bill at the Denver office of Spectrum and the proposal to rewire both buildings for television service was now on the Vice President’s desk for approval. If approved, new cable would be run from the pedestals to both buildings and then to each unit. Any additional work within a unit would be an individual owner expense but hopefully would be performed by Spectrum at the same time as other work.

Rob said he had adjusted the Toad maintenance line in the financial report by moving expenses for the retaining wall and the laundry room to capital expenses. Rob explained this gave the association a net income of almost $11,000 and lack of new snow was keeping maintenance expenses low for this time of the year. Rob said he would email a copy of the revised financial report.

It was agreed the next meeting would be on Monday February 26, 2018 at 9 am

As there was no additional business the meeting adjourned at 9:33 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