**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**SEPTMBER 28, 2017**

 Josh Quentzel (by phone)

 Ross Foldetta (by phone)

 Lamar Jackson (by phone)

 Michael Kraatz (by phone)

 Rob Harper, Toad Property Management, Inc.

 Nick Strong, Kinser Insurance (by phone)

Rob called the meeting to order at 1:03 pm and said there was a quorum.

Rob explained a $750 bid had been received from SealCo to address a few remaining pot holes in front of the Whetstone Building and on the ramp between the two buildings. Josh made a motion to accept the $750 bid from SealCo which would be shared with Whetstone equally. Lamar seconded the motion and the work was unanimously approved.

Rob said the repair of the chimneys and roof was still underway and work was expected to be finished in approximately 3 weeks. Rob explained there had been a lot of activity and construction equipment around the Axtel Building as CBMR and the Eleven Group also had projects underway.

Rob said work on the retaining wall at Emmons would start next week and the wall would be moved back to address the Town’s concerns.

Nick Strong of Kinser Insurance joined the meeting and explained the insurance policy had been reissued on September 19, 2017 with the deductible increased to $10,000 due to Underwriting concerns regarding the losses over the past couple of years. Nick recommended unit owners carry at least $5,000 above the association deductible and Kinser Insurance had provided a letter to be sent to all unit owners alerting them of the change in deductible. Nick said losses drop off the policy in four years and at that time it might be possible to reduce the deductible.

Nick clarified the HOA policy was an inclusive policy with Farmers Insurance providing coverage for anything attached to the walls inside the unit as well as any unit upgrades such as a kitchen remodel. Personal items needed to be covered by the unit owners policy and when damage occurred Farmers would work with the individual unit owners insurance company and subrogate the claim if appropriate.

Nick explained it was not necessary for damage repair less than the $10,000 deductible to be reported to the insurance agent. Liability issues such as a dog bite or a slip and fall should always be promptly reported. Nick left the meeting.

Josh asked if unit owners needed to provide evidence of insurance coverage for the inside of the unit. Rob agreed to review the governing documents and get back to the Board. It was agreed Rob would send the insurance letter from Kinser Insurance to all unit owners.

Prior to the meeting Rob and Michael had circulated a draft 5 year capital plan. Ross suggested the Board prioritize and cost projects and obtain professional advice from individuals not bidding on the work. Lamar expressed concern about spending large amounts of money to review a project and then abandoning the project.

Rob said an Engineer was inspecting the chimney work and also inspecting the exposed parts of the roof. Rob reported the recent roof repairs at Emmons appeared to address the leaks.

Rob explained he had met three times with Maize Concrete from Grand Junction and was still waiting for a price to address the issues underneath the deck on the west side of Emmons.

Ross said he would approach an architect friend and see if he would have time to prepare a scope of work for upgrades to the exterior of the building. It was agreed local architects should be approached for the work and Andrew Hadley, Dan Murphy and Ben White were the three selected for interview. Once an architect was selected and a drawing and scope of work prepared the project would be put out to contractors for pricing.

Lamar suggested applying a water seal on the deck flooring and it was agreed to obtain pricing and put in the budget for next year.

Rob said the parking lots looked considerably better after the recent work and internet service had been greatly improved. Rob explained his biggest concern was the aging plumbing and the possibility of leaks inside the walls of units. Rob said most complaints from unit owners or guests related to television reception. Rob explained old wiring prevented upgrades to the current service and the dish proposal had high up front costs and then ongoing expenses similar to the current cost.

Rob and Michael agreed to discuss options to divert water away from the concrete decks and walkways of the Emmons Building. Rob agreed to obtain pricing for cutting and patching three small areas of concrete on the landing by the parking lot.

Ross agreed to send Rob a template for monthly financial reports.

As there was no additional business the meeting adjourned at 2:52 pm.

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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