**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**DECEMBER 18, 2017**

 Josh Quentzel (by phone)

 Lamar Jackson (by phone)

 Michael Kraatz (by phone)

 Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 3:00 p.m. and said there was a quorum.

Michael made a motion to approve the November 27, 2017 minutes as distributed. Josh seconded the motion and it was unanimously approved.

Rob said he had spoken to Dave from Martin & Martin in Denver and Jerry from SGM in Gunnison and the engineers had suggested a collaborated effort to complete the engineering work based on cost and expertise. Rob explained he expected to receive an estimate for the work in the next week.

Rob and Josh said they were waiting to hear back from Ben White, Architect.

Rob said he was waiting for an estimate to paint both buildings and a slot on the painter’s schedule was being held for the summer. Michael questioned painting the building prior to the architect submitting a proposal and Rob said there was a benefit to having a price.

Rob explained the flooring contractor for the laundry rooms would be at the buildings next week and the six new Whirlpool commercial washers and dryers were in transit and due to arrive next week. Rob said the final price for the machines was $7,400, a significant saving on the original proposal and the work would be finished by Christmas. Rob explained he was trying to find a local condominium building that might be interested in buying the old machines.

Rob said he had not been able to make any progress with the television service. Rob explained Spectrum was very difficult to deal with and not responsive to anybody in the valley. Rob said he would continue to make calls and send emails and he might have to drive to Montrose in an attempt to get the issues resolved.

Rob said he would send the updated financial report as soon as he was able to confirm television credits and the chimney insurance claim. Rob explained the chimney repairs were finished and operational and those chimneys would be cleaned in the new year.

It was agreed the next meeting would be January 15, 2018 at 3 pm.

As there was no additional business the meeting adjourned at 3:30 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