**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**July 31, 2015**

 Josh Quentzel

Lamar Jackson

Greg Harscher

 Ethan Mueller

 Michael Kraatz

 Rob Harper, Toad Property Management, Inc.

Josh called the meeting to order and confirmed a quorum was present.

The August 1, 2014 Minutes were unanimously approved.

After a short discussion it was agreed that the Board will remain the same as the previous year:

 President Josh Quentzel

 Vice President Michael Kraatz

 Secretary / Treasurer Lamar Jackson

It was agreed that the Board will have David Leinsdorf draft a letter to the Elevation Hotel and Boxer Resorts with the position that VCCA is willing to negotiate and find a compromise with regards to the parking situation in the Axtel parking lot. Josh will call David. Ethan would like this letter sent to the Elevation ownership as well.

Josh said that the stucco repairs were to continue on both buildings. Josh also said that it was agreed to repair the trim boards on both buildings and then paint them with canyon brown to match the stain. Josh would also like to clean up the area at the northeast corner of the Emmons building.

There was a discussion regarding the west side of the Emmons building. Items included a new shed roof, using timbers and extending the concrete deck to extend past the current skirting. After the discussion it was agreed that the new structure need to be functional and aesthetically pleasing with timbers to match the Axtel improvements. In addition there needs to be new stairs, retaining walls with additional drainage and new railings. A heated gutter system was discussed as well which would need to be directed into the storm sewer. Lamar proposed that the Association move $30,000 from the operating account to the capital account which everyone agreed. Rob will begin the process of this project with the intention that construction begin in the spring.

It was agreed to paint the Axtel railings with the canyon brown. Gordon said that the Emmons railings look very unstable but they are actually tied into the concrete deck.

Josh said that it would be helpful if Toad knew who managed each individual unit. Gordon said that each unit should be on the master key system. Angela explained that it is reasonably simple to find out who is managing the unit. Angela said that she doesn’t think it is a problem at this time. Josh also discussed parking passes and who is allowed to have them. Angela said that Emmons units only get one permit. The owner has one plastic pass and if they are leasing through another property management company they have paper passes which is not always helpful. Josh would like to see fines for the owners when correct passes are not used.

There was a discussion regarding ski school and parking lot management and should CBMR pay for these services. Gordon said that the Whetstone building pays a proportional share for parking lot attendants. Angela said that there was a minimum of 3 employees to direct traffic during peak ski school times. Ethan said that he needs to see a proposal from VCCA as to how these costs would be allocated. Gordon said that it is very difficult to quantify the costs of this management. There are many different entities that use the parking lot and Gordon said that perhaps CBMR should pay 1/3rd of these costs. Lamar would also like to see the Elevation pay its share of the costs.

Josh would like to revisit the costs of new sliding glass doors and windows. Angela said that it will be important to determine if this is an Association expense or if it is an individual expense. She said that two different attorneys had two different opinions on the matter.

Lamar made a motion that a water heater must be replaced if it is more than 12 years old. Josh seconded the motion. It was agreed that notice will be sent out immediately telling owners that they have 3 months to replace if it is over 12 years old. Toad will take an inventory and notify everyone the age of their water heater.

There was a brief discussion about adding new light fixtures to both buildings. It was noted that Mt. Crested Butte has very specific approved lights. The fixture must be ‘dark sky’ and down facing. It was agreed to have LED rather than incandescent. It was agreed that the Board would find an agreeable fixture and send it out via email for approval.

As there were no additional items to discuss the meeting adjourned at 12:32 p.m.

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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