**VILLAGE CENTER CONDOMINIUM ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**APRIL 23, 2018**

 Ross Foldetta (by phone)

 Michael Kraatz (by phone)

 Josh Quentzel (by phone)

 Lamar Jackson (by phone)

 Rob Harper, Toad Property Management, Inc.

 Jim Ruthven, Toad Property Management, Inc.

Rob called the meeting to order at 9:01 a.m. and confirmed there was a quorum

Michael made a motion to approve the March 19, 2018 minutes as distributed. Lamar seconded the motion and it was unanimously approved.

Rob said Valley Restoration would commence demolition of the flood damaged areas on Monday, April 30, 2018 and Michael confirmed work should be finished by the end of May.

Rob said proposals had been received for painting both buildings from Complete Coverage and hoped to have another proposal from Pete Oeflein by the end of the week.

Rob said the engineering inspection had been completed and he had been told the full report would be available next week. Rob said the engineer had identified the central staircase on the south side of the building as requiring immediate attention. Rob explained the engineer would prepare plans for the shoring up of the Axtel staircase for $3,500. Michael made a motion to instruct Martin Martin, engineer, to proceed with the plans for the temporary shoring up the Axtel staircase. Josh seconded the motion and it was unanimously approved. Michael suggested contacting FCI from Grand Junction, the contractor working on the Adaptive Sports Building, to see if they would be available to shore up the Axtel staircase.

Josh said they had met with Ben White, Architect, on Friday and they favored a design to complement Mountaineer Square. Josh explained Ben would be considering options for the north west corner of the Emmons Building and drainage. Ross said they were working on plans that would include painting and some cosmetic work such as vertical board and batten, rusted corrugated metal around the skirt of the building and possibly some stonework.

Jim said he was waiting for the survey report for the driveway project and the survey would confirm what easements were already in place. Michael said he had urged the Town to move quickly on the demolition and laying of concrete as the area would be very busy in June. Lamar said the Town needed to make sure drainage was adequate and would not cause problems at the drain between Emmons and the Elevation.

Rob said Spectrum were working on the rewire project for the television service and tomorrow Rob said he would be participating in a walk through of every unit. Rob explained each individual owner needed to call to order the boxes for each unit from Spectrum and said he was working on the most efficient way for owners to order, collect and install the boxes. Rob said Spectrum had tested the system and hooking up the box should be a simple part of the process and he would discuss and test that process during the walk through.

Jim distributed the financial report prior to the meeting. Jim confirmed $50,000 had been transferred from Operating to Capital Reserve and said expenses were running below budget by $30,700 mainly due to the low snow year. Ross suggested amending the Budget to show monthly income and expenses and Jim said the 2018/2019 Budget could be set up that way. Ross asked if the fiscal year could be changed to a calendar year to make it easier for personal tax preparation.

Rob said John Perone had asked for information about the current inspections and planning for the buildings and any future plans for special assessments. Rob agreed to draft a brief update on television and internet improvements and the current structural and ascetic investigations. It was agreed the update should be something that could be distributed to all owners and should stress design work was still in the early planning stages and costs were not yet known for any structural or ascetic improvement work.

Rob said he would be meeting with the asphalt company to obtain pricing to repair some patches in the Axtel parking lot.

Rob said rope soaked in peppermint oil would be placed in the areas where birds had previously made nests and in addition to the nets already installed it was hoped the peppermint oil would discourage the birds from nesting. Rob explained Toad would continue to monitor the birds and place additional rope on the buildings as necessary.

Ross said he had spoken to the Association’s attorney about insurance and it was agreed quotes should be obtained for renewal but the number of recent claims might restrict options.

As there was no additional business the meeting adjourned at 9:55 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