

Gateway Condominium Association Inc.  
Executive Board Meeting  
July 25, 2016 4:00 PM (Crested Butte Time)  
Chateaux Condominiums Clubhouse  
Crested Butte, CO 81224

In attendance:

John Garvas (phone)  
Jean Woloszko  
Eileen Swartz  
Rob Harper  
Steve Figlewski (phone)  
Jennifer Hoeting (phone)

- (1) Call to order: Roll Call, Quorum, Approval of Agenda
- (2) Approval of minutes (last meeting): approved unanimously
- (3) Election of officers (dependent on action of Annual Meeting): Jennifer's term is up and is willing to continue to serve. John is hoping that the owners will approve the same board as the current board is familiar with all of the current events and updates.

John moved that everyone stays in their officer categories for one year: passed unanimously.

(4) Reports:

- Proposed Budget for 2016-17  
Typo in what was sent out. Proposed budget was for 2016-7. Over budget last year due to the hot tub repairs (new heater and other problems).

Remarkably close on the budget so far this year.

\$36,500 last year total assets at this time, this year current assets are \$55,000. For budget for next year: mostly the same. Insurance line item is over budget because of overlap: we changed insurance company. \$10,939 is actual through June 30. We got rid of overlap of timing of payments which was fixed when we changed insurance companies. \$11,200 is budget for next year.

Hot tub: got rid of antique gas water heater. Rob would like to add another heater, 2 heaters work ½ as hard and then we also have a back-up if one fails. Toad checks the hot tubs twice a day. Also, Rob installed a sensor on the hot tub that allows him to check the temperature any time. 2<sup>nd</sup> heater costs about \$1000 including installation. Easy to install.

Where does the hot tub free labor show in the budget? The person in our rental (unit 300) takes care of our hot tub for free but it isn't shown in the financials.

Proposed Budget for next year for hot tub is much lower because we don't anticipate the same problems as last year.

Trash is cheaper so far, but we don't know why.

Gas inspection: Rob suggests that it inspections be done every other year. Rob will arrange to have chimney cleaning + gas inspections be done in the fall. \$1000 budgeted is plenty.

Insurance: John has asked whether we can get a one-time only 18 month premium at the same rates. This may impact our insurance line item. If they agree, then our bill will be about \$4000 to \$5000 higher. The goal of the change is so that our insurance bill might save us money and also will put our insurance on our fiscal year.

Update on our income: All owners are current on their payment (< 30 days) except Downing (unit 304?). He was confused about the difference between CMBR and Toad. He owes ~\$7000 in dues so he is late. Rob has sent him the reminders according to our policies. He has been late previously. Rob has his proxy but Downing can't vote because he is late on his dues.

John is calling all of the owners. He hasn't gotten an answer from Downing.

Move to accept the proposed budget: (Jennifer/Steve), passed unanimously

Confusion: are operating assessment dues staying the same or are they increasing? John's email to the owners on 7/17/16 mentioned a 4% increase, but proposed budget has no increase. Jean: why not increase by 2% so that we increase things gradually.

◀ Motion: increase the operating dues (Jean/Eileen): unanimous.

Note: already billed for this quarter. How about we start the next quarter (due in September). We are currently billing in advance.

- Rules/Regulations: compliance and enforcement
  - Pets: We have a regulation that pets are only allowed for owners (not renters). John spoke to our Attorney: Are we going to enforce it? How can you enforce it? Our attorney suggested that these are hard to enforce, but maybe we should change the rule to something like this: "Pets are allowed at the owner's discretion. The owner of the pet and the owner of the unit are responsible for any pets, their behavior, and damages". If someone complains, perhaps have management company leave a note.

Discussion:

- Eileen said that one time there was a bear and the dog was barking at the dog. Another time many dogs were barking at fireworks.

- As an HOA, we are setting rules for the condo. We can say that owners need to make sure that people/animals in his/her condo need to make sure that they don't bother others.
  - What if we remove the pets rule and just change the noise rules to include pets.
  - People are always liable for their pets, that's the law of the land.
  - John will work on a revision and submit it to us. We can approve via email.
- Heavy construction: 2 issues: there has been construction noise and also there was a big hole in Jean's wall without Jean's approval and his cable was broken.

Notification: We need to be notified if someone is going to be in our unit. Rob said he'll do that from now on as much as possible, except for emergencies.

Noise:

- There is a lot of construction noise still in unit 104. They were supposed to do the heavy work off season. Toad started the work as soon as he bought the unit and it took longer than it should. Drywall is the really noisy due to the steel frame of the building.
- By-laws: construction noise is limited to between 8 am until 8 pm. Should we change the time as 12 hours of noise is a long time? We didn't resolve this.
- Can we be warned of major construction? Email all of the owners. John will propose new regulations about this.

Owner Director update  
By-Laws update

(5) New Business:

- Board participation guidelines. Anyone that comes on the board in the future should know what is expected of him/her. John will prepare a statement about this.
- Plexiglass around the hot tub: can we get it back? We replaced it once and it cracked. Several owners mentioned it. Plexiglass cracks. It cracked a few times previously. John will contact the owners who discussed it to see if they have other suggestions.
- Why is there a sign that says 'no bikes in the elevator': the elevator was getting trashed because people were taking dirty bikes in the elevator.
- Several owners expressed their thanks to the board.

(6) Establish Meeting Dates: (3rd Thursday, every other month) at 4:15 pm MT (or 3:15, ask Steve!)

September 15th  
November 17th  
January 19th  
March 16th  
May 18th

(7) Adjourned at 5:27 pm.

DRAFT