

**MINUTES  
GATEWAY CONDOMINIUMS  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, MARCH 4, 2021 – 4:15 P.M.  
VIA CONFERENCE CALL**

Present: John Gavras  
Jean Woloszko  
Neil Gamblin  
Steve Figlewski  
Greg Cielinski  
Eileen Swartz  
Bart Williams  
Craig Gavras  
Mike Smith  
Roger Rolfe  
Mike Steinberg  
Scott Kelley, Toad Property Management  
Jordan Brandenburg, Toad Property Management

The meeting was called to order at 4:15 pm and Jean confirmed there was a quorum.

Neil made a motion to approve the minutes of the December 17, 2020 and December 21, 2020 meetings. Greg seconded the motion and it was unanimously approved.

Greg explained some items on the Restore Gateway punch list had been completed and the remainder of items would be completed in the Spring when weather permitted. The trash enclosure would also be completed in the Spring. As entry door locks would arrive in the next couple of weeks installation of the new entry locks would also be completed in the Spring when there were less people in the building.

Neil said there had been water leaks into his unit from a beam supporting an upper deck. Neil explained insufficient flashing in that area had been identified as the cause and ASR were making repairs. ASR would check other units for that problem and make corrections where necessary. Jean asked owners experiencing any water leaks to report them immediately and they would be addressed by ASR. Jean confirmed ASR would be responsible for the cost of any repairs outside and inside the unit due to the water leaks. Greg suggested Toad inspect any vacant units during the warmer weather in March and April to quickly identify any additional leaks. Scott agreed to email owners and identify the units which would be vacant and then Toad would periodically check those units for leaks.

Greg explained ASR and Jim Jose had been inspecting the beams from the exterior of units and out of ten units inspected issues had been identified in two of those units. Another seven units would be inspected in the next week. Leaving a little snow on decks would help identify problem areas while ASR were still in town and available to make prompt corrections. Eileen said at Unit 404 she was still experiencing the original problems with the door threshold and it was confirmed ASR would be addressing the door threshold issues as part of the punch list.

Greg said ASR had addressed the dryer vent issue at Bart Williams unit and Jim Jose would inspect the area under the hot tub deck as it appeared to need additional water proofing.

Jean explained internet and television service had previously been provided by Spectrum and the switch was made to Sundial. Initially there had been improvements to internet and television with the Sundial service but the extensive work performed during the remodel to install wiring in conduits had been very slow and Sundial had become difficult to deal with. Various issues had caused bad feeling and Sundial had increased rates by 150% and given notice to cancel the contract on March 20.

Scott explained Spectrum had made significant upgrades to their service throughout the valley in recent years. Jordan said he had been in contact with Spectrum almost daily gathering information for short term and long term solutions in order to avoid an interruption in service. Jordan explained the first month with Spectrum would cost \$3,800 which would include installation and service. The second month and future months for an 85 month term would be \$792 per month. Spectrum would be providing one router and one cable box per unit included in that price and owners requiring more cable boxes would pay more, similar to the current Sundial service. Spectrum had inspected the building and confirmed the new cables in the conduit, installed by Sundial, throughout the building would be utilized and the Spectrum service would come in underground to the building with no satellite dishes on the roof. For the first year the Spectrum cost would be \$13,356 and the Sundial cost would be \$14,484. Spectrum would have a 90 day notice of cancellation plus a termination fee if service was cancelled prior to the end of the 85 month term.

Greg volunteered to reach out to David Dean at Sundial and discuss the price offered by Spectrum and find out if Sundial would be willing to extend the contract past the March 20 deadline for a couple of months so Spectrum could perform the work after the busy part of the ski season without interruption to service. Jordan would continue to speak to Spectrum and Jordan confirmed both Spectrum and Sundial would have annual increases. Concern was expressed about the late fees applied by Sundial when conduit work had not been completed in a timely manner.

Scott said Xstream and Internet Colorado at the present time would probably not be able to service Gateway and provide service with speeds as fast as Sundial or Spectrum. Jordan explained the bulk service agreement from Spectrum could be set up within 30 days of signing the Contract and that would reduce the cost for the first month of service. A decision would need to be made in the next few days via email. Sundial would require a payment of \$1,700 for the routers as those routers were installed in the building and could not be returned.

After a long discussion it was unanimously agreed Greg would reach out to Sundial in an attempt to extend the contract for a few months to allow a smooth transition to Spectrum during a less busy time in the building. Greg agreed to report back to the Board as soon as he made contact with Sundial and a decision would be made via email.

Jean and Steve had met with Scott to review the financials and Steve said it had been an expensive year but the Association appeared to be in a good position. Jean confirmed there would be an official audit of the books.

Jean explained there had not been any flower baskets during the summer of 2020 due to the construction work. Scott said the baskets cost \$1,400 and it was approximately \$2,600 to maintain the baskets during the summer months. After discussion it was agreed to not have flower baskets during 2021 and once construction was completely finished flower baskets could be considered again for summer 2022.

Scott presented a spreadsheet for the Restore Gateway financials at the end of January 2021. Scott explained the expenses and the bank account balances. At the end of the year the Board would decide how much money to hold in the Reserve account once all the projects, including landscaping, had been completed. Jean said five owners were using the Community Banks loan for the Restore Gateway expenses and the rest of

the owners had paid a lump sum. Scott explained two owners had a balance on their payments for the windows and Scott would continue to send out reminders to those owners.

It was agreed to discuss additional language for the Rules and Regulation at the next meeting. Checking of smoke detector batteries in units would also be discussed at the next meeting.

Neil said some heat was being directed to the storage units from the garage. Scott agreed to check the storage units were warm enough.

Jean said the next Board meeting would be towards the end of May. Jean explained the fire pit would not have an impact on the insurance policy.

The meeting adjourned at 6:15 pm.

#### Action items summary

##### Items

	Owner
1. Email to owners to check for leaks or have Toad check unit	Toad
2. Contact Sundial and report back to the Board	Greg
3. Continue to reach out to Spectrum for internet and television service	Toad
4. Check heat to storage units	Toad

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Prepared by Rob Harper,  
Toad Property Management