

**MINUTES  
GATEWAY CONDOMINIUMS  
ANNUAL MEETING  
THURSDAY, JULY 20, 2017, 2017 – 4:15 P.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present:

Roger & Amy Rolfe  
Cameron Jones  
John Gavras (by phone)  
Jean Woloszko (by phone)  
Eileen Swartz (By Phone)  
Karen Theel & Lee French (by phone)  
Ron Fenstermaker (by phone)  
Greg Cielinski (by phone)  
Rob Harper, Toad Property Management, Inc.

Proxies Received:

Bart Williams (John Gavras)  
Mike Smith (John Gavras)  
Jennifer Hoeting (John Gavras)

The meeting was called to order at 4:20 p.m. A quorum was established and Rob confirmed adequate notice of the meeting had been mailed.

John Gavras made a motion to approve the minutes of the July 25, 2016 meeting. Roger Rolfe seconded the motion and it was unanimously approved.

John Gavras gave an update on maintenance and capital projects and said progress was being made on providing better internet service. John explained the annual audit had been discontinued and said snow exceeding 10 inches on the decks would be shoveled by Toad.. John said first quarter invoices had been mailed at the same level as the prior year and if the Budget was approved on August 8, 2017 an adjustment would be sent to all owners.

Cameron Jones confirmed contractors working in the building should provide evidence of insurance and name Gateway Condominium Association on the Certificate as an additional insured as well as signing a Waiver of Subrogation.

Rob Harper said a lot of snow during December, January and February had made it difficult to find enough people to clear snow and to keep areas clear. Rob said buildings had experienced leaks, some from the roofs and other leaks from snow against the side of the buildings. Rob explained damage had occurred from water heaters failing and Rob explained owners needed to replace water heaters more than 10 years old. Rob said the association would be inspecting all water heaters and alerting owners to the need to replace the water heaters as well as keeping water heaters accessible in case of emergencies. Roger Rolfe suggested inspecting the plumbing at the same time.

Rob explained caulking and flashing was failing on the outside of the building and that was allowing moisture to get into the units during heavy rain. Rob said an estimate of \$13,000 had been obtained to replace the roof of the 100 building although replacing the roof would not guarantee the end to leaks. Rob said installing the flashing on the decks seemed to have been a success. Rob said some repair items from snow damage were still outstanding.

Rob explained a scavenger pump would be installed to help circulate fluid and improve the operation of the elevator. Rob said the work would cost approximately \$6,000 and be installed in the next 4 to 6 weeks.

Rob said Toad had been working with an internet group from Breckenridge and new fiber lines in Mt. Crested Butte would provide a significant improvement to internet and TV service in Gateway. Rob said new infrastructure would be needed in the building and access would be required to every unit. Operating costs would be similar to existing service but reliability and speed would be improved.

Rob explained a lot had been happening at Gateway and thanked the Board for their hard work during the past year.

John Gavras explained June 30 was the end of the financial year and the Board would be finalizing the 2017/18 at the August 8, 2017 Board meeting. John said a dues increase was anticipated to cover the shortfall of the prior year and additional invoices would be sent out once the exact amount was known and a detailed report would be sent to all owners.

John said there would be some large expenses in the next few years and the Board would focus on a short term Capital Budget to make sure there would be sufficient funds to cover everything.

John explained bids were being obtained for exterior painting including a new product offering a 25 year warranty if no additional work was done on the exterior of the building. John confirmed owners replacing doors and windows would cancel the warranty in those areas and John agreed to follow up and obtain legal advice on owners completing window replacement in the next couple of years. Jean Woloszko said all quotes needed to be carefully considered and Cameron Jones said it was essential to compare similar scopes of work.

Roger Rolfe asked about security and if there was a way of knowing exactly who had access to the buildings. Roger said he would put forward some ideas at the next Board meeting.

Eileen Swartz and Jean Woloszko said they were willing to continue on the Board. No additional names were put forward and Cameron Jones made a motion to appoint Eileen and Jean to three year terms. Roger Rolfe seconded the motion and it was unanimously approved.

Rob Harper said the 9 Governance Policies were mandated by the State. The document was written by a local attorney and adapted for Gateway. John Gavras made a motion to approve the 9 Governance Policies as circulated, Amy Rolfe seconded the motion and it was unanimously approved. The document will be signed by the President at the next Board meeting and become part of the governing documents for Gateway.

It was agreed the 2018 annual meeting would be the third Thursday of July at 4:15 pm. Greg Cielinski thanked the Board for all their work.

Cameron Jones made a motion to adjourn, Roger Rolfe seconded the motion and the meeting adjourned at 5:36 p.m.