

Minutes

Gateway Condominium Association Inc.
Executive Board Meeting
August 8, 2017 4:15 PM (Mountain Time)
Toad Property Management Office
318 Elk Ave. Crested Butte, CO 81224

In attendance via phone:

John Garvas, President
Jean Woloszko
Eileen Swartz
Rob Harper
Steve Figlewski
Jennifer Hoeting

I. Call to order, Roll Call, Quorum, Approval of Agenda (approved)

II. Approval of minutes, May 17, 2017.....John
July activities report from TOAD.....Rob

III. Board members

- Current Board remains per Annual Meeting of July 20, 2017 vote of owners.)
- Election of Officers
Motion to keep current officers was approved unanimously:

John Gavras (President),
Eileen Swartz, Vice President,
Steve Figlewski, Treasurer,
Jennifer Hoeting, Secretary,
Jean Wolosko, member

IV. Financial Report

- For July 2017: \$11,572 income, \$10,104 expense

V. 2017-2018 Budget.....John & Rob

- \$16,483 expenses exceeded the budget for the previous year which ended June 30, 2017
- 5/17/17 meeting: the HOA board approved a draft budget
- We discussed the proposed budget – Rob sent out a copy during the HOA meeting.
- How are we recovering our deficit from last year? Answer: special assessment. John will give an option to people of how to pay for it.
- Elevator:
 - Need a new ‘slave’ pump. Retrofit to help the hydraulic system keep working for the aging elevator.
 - How long will this fix work? Elevator repair person told Rob that this is what they do with old elevators. “It will last many, many years”.
 - \$6000 for elevator is for elevator repair.
- Special assessment
 - John talked to every owner. All seemed to understand the need for the special assessment. John has also emailed all owners explain the situation.
 - This assessment will get our capital account amount back to what it should be (and what it was before the bad year, last year)
 - Special assessment includes:

- Replenish Capital \$16,483
 - New Roof (100 Bldg) 13,000
 - Flashing Repair (300 Bldg) 2,000
 - Elevator 6,000
 - Total \$37,483
- Are there places where we can save more money next year? Several items discussed. Board recognizes importance of keeping expenses down and we will continue to make this a priority.
- Proposed budget: approved unanimously.

VI. Water Heater

- Proposal to change rules from John Gavras
 - Rule 15, "Hot Water Heater", currently reads, "All drain lines are required to be attached, pans are required to be installed under the water heater."
 - Should probably read, "All water heaters within each condominium are installed per code. All drain lines are required to be installed in a safe and operational manner. A PCP pipe connection shall be connected in a manner to allow water to flow only from the hot water heater to the drain thereby reducing the likelihood of leaking."
 - After discussion we tabled the proposal due to Rob's proposal.
- Rob proposed: check the dates for the water heater(s) in every unit. Keep a list of dates for each water heater. If older than, say, 10 or 12 years, then Toad will send them a letter.
- Can we require owners to change their water heaters? If it is a safety issue, yes.

VII. Sauna area conversion.

- Survey reveals only one owner has used the sauna in the last two years. Two owners could not be reached to express an opinion. Several ideas have come from owners to convert the sauna.
- Most of the owners have no problem with doing away with the sauna.
- Other ideas have been proposed for other uses. Main idea supported is to convert it for Ski storage.
- Motion to eliminate sauna: 4 yea, 1 no. Motion was subsequently overturned unanimously after discussion, see below.
- Discussion: What needs to be done to eliminate the sauna?
- Motion: leave the sauna as is for now. Rob will look into planning for what to do for a new amenity (ski locker). Approved unanimously.

VIII. Capital expenditure plan

- John will work on a Two, three, four capital expenditure plan (give some specifics like date, doors & windows are specifically owner decision, but board can require paint, materials must be same when replaced. Paint, lighting, garage heaters, sauna area (?), bottom of garage doors allow air from outside.
- Jennifer forwarded old capital plan to board members.
- Painting: John has 3 proposals which he will send to the board
 - \$190,000 proposal with a 25 year guarantee (this company insists that they replace windows in the future in order to save the guarantee). There was some skepticism expressed by board members about this bid.
 - \$70,000 for prepping, caulking, painting
 - \$60 - 70,000 third bid
- We need to know interval between painting: one company said that we should paint the building every 3rd or 4th year. Best approach: paint one building a year or every other year.

- \$25,400 currently in our capital account, this year: plus \$16K special assessment, and regular \$18K.
- Scenario: say we want to paint July 2019, need to make capital plan.
- Question: Last year Rob said the paint looks good, but now does the building need new paint? Rob: the paint looks pretty good right now, but we need to do a major caulking job to solve the problems to prevent the leaks. After that it makes sense to re-paint.
- Doors: John will send out wording from an attorney that the doors should be covered under the HOA.
- John will send us a summary with all the information about the capital plan. We'll discuss this further in a future board meeting.

IX. Recycling information per e-mail from TOAD.....Rob

X. Owner suggestions and related research of same.....John

XII. Meeting adjourned at 5:57 pm.