

Special meeting of all Gateway owners

12/17/18, 4:15 pm MT

Via phone

In attendance

- Gateway HOA board (all are Gateway owners):
 - John Garvas, President
 - Jean Woloszko, 105
 - Eileen Swartz
 - Steve Figlewski
 - Jennifer Hoeting, 303
- Other Gateway owners in attendance
 - Mike Smith
 - Neil Gamblin, 201
 - Greg Cielinski, 104
 - Roger Rolfe
 - Jamie Downing, 304
- Rob Harper, Toad
- Josh Mackenzie, KW Construction

Note from J. Hoeting (HOA Secretary):

These minutes summarize the discussion at this board meeting. These are not verbatim notes and no statements are direct quotes of anyone who attended the meeting. The order of the notes was sometimes changed to combine discussion of specific topics to improve logical flow

1. Call to Order

Approval of Agenda

Approval of Minutes--July 19, 2018 Annual Meeting

Roll Call: Units [NOT DONE BUT WAS ON THE AGENDA]

101____	201____	301____	401____
102____	202____	302____	402____
103____	203____	303____	403____
104____	204____	304____	404____
105____			

2. Request forward by Jean Woloszko, unit 105, consideration of Gateway HOA to restore unit 105 to livable conditions (sheetrock, insulation, tape, heating/air conditioning) for future habitation and pay for restoration until insurance settlement occurs.

Remarks:

Agenda:

KW Construction/Restoration.....Josh Mackenzie

- a. KW Construction Pricing policy/methodology
- b. Restore unit 105 thoughts,
- c. Time frame to accomplish (b),
- d. Price to accomplish (b).

TOADRob Harper
 Jean Woloszko.....remarks, unit 105
 Neil Gamblin.....remarks, unit 201
 Mike Smith.....remarks, unit 101

Summary of comments from the meeting:

- Josh Mackenzie, KW Construction
 - How they generate their estimates: All prices generated using Exact Mate which provides zip code specific insurance adjustor pricing.
 - They drew a to-scale drawing to generate the bids.
 - Unit 105 had a lot of damage from the roof flood. Currently not useable.
 - ~\$21,000 to restore unit 105.
 - Is it possible to reduce the scope of work to reduce the cost to make it usable?
 Answer: yes, but need to ask the owner whether this is acceptable to get Jean into his unit. Per Josh: 'We're open to do whatever level of work that you need'
 - Building 1: the damage was created by a contractor who 'made a mess'. The contractor has insurance that should cover the damage he caused. However, (in Josh's opinion), the building needs other work as well. He recommends applying the insurance monies that come in for the roof flood to the larger construction project.
 - He could start working on unit 105 this week.
- Jean Woloszko
 - Long term want all units restored to how they were before the roof flood.
 - Short term: wants his unit to be useable. Insulation, dry wall, electrical working. Doesn't need to be finished (e.g, paint not required for short term).
- Rob (Toad)
 - Spoke with our insurance today. Adjustor still hasn't visited Gateway. Rob told the insurance that that needs to happen ASAP. Hopefully we'll get answers about what they'll pay for soon.
- Steve:
 - This problem started in summer of 2018 with roof drain problem due to roof repair. Aren't we able to close up everything now? And then isn't building 1 is ok? If this isn't ok, why aren't we doing this right away?
 - Answer from Josh: we found much larger problems with leaks through the walls and onto the beams into building 100 and all of the buildings. Membranes on the walls need to be replaced.
- General discussion summary:
 - Josh: why pay for the repairs now when you are going to gut the building?
 - Steve: we haven't agreed to gut the building.

- Greg: minimum repairs to 105 would cost what?
- Josh: ballpark estimate around \$16,000, but needs pricing from our estimators.
- Josh: to fix all four buildings the repairs will cost more than \$1 million.
- Greg: short term and long term repairs. Let's focus this call on the short term repairs.
- Josh: I can give the short term estimate by the end of the week for the temporary repairs? What about other units (101).
- Mike Smith 101: I want a one time fix, not a short term fix. As for unit 105, it is fine to repair his unit as he wants. However, if later we need to re-open unit 105, that's on him [he pays for the costs].
- Neil Gamblin 201: We want repairs to 201 done correctly one time. We do not plan to occupy the unit any time soon.
- Josh: 201 has major damage and is currently unlivable. Good news: forensic engineer says steel beam rust can be repaired simply by welding on a piece of steel. He did not see an immediate risk of collapse based on that one column.
 - Neil: why not put a new post in right next to it? Josh: boils down to point loads and how weight is distributed. It would carry the point loads back to the foundation because weight travels in angles.
- Mike: can we re-use the materials in 105 for the later repairs? My hope is that we can get Jean into his unit ASAP but try to re-use the materials later. Is that possible?
- Josh: dry wall is a one time use. Bulk of the expense is the labor for the drywall. However, we can re-use the insulation and electrical work.
- Neil?: if we can do a fix right now for 105, dry wall is cheap. The next phase: if we have to do something else, at that point Jean and his homeowner's insurance policy because as a group we've already fixed his unit.
- Jean: we live in 105 five months per year.
 - The roof repair was because there was a minor leak from the roof into his unit over several years. Toad was finally able to get a roofer to come repair the unit. The roofer came to replace the roof on building 100 in summer 2018.
 - 'We were in the unit in summer 2018 when the roof flood happened'. He summarized what happened during the flood. All the water from the big flood didn't flood his unit (the inside of his walls). There was no water infiltration. There might have been mold there from previous more minor roof leak. Unit gutted without his being informed. He needs his unit in livable condition at the end of next week.
 - Roofer should cover all damage that occurred due to the roof flood.
- Mike: Jean I know you want to be in your unit ASAP. I'm ok with that. I'm ok with Gateway paying for it. But, with respect to paying for the more major fix. I'll back that. However, I will insist that if they need to tear it out again, then we [Gateway] can only pay for it this one time. Note: this opinion was not shared by all on the phone call.
- Jean replied: he doesn't expect that the ceiling would need to be re-torn out.

- Eileen: Jean's unit would not be open unless the roof leak had happened. Jean is asking for minimal repairs. We shouldn't penalize him for wanting his unit.
- Rob: retook attendance. Then: let's get back to the agenda.
- Greg: I'm in my unit and looked at Jean's. I completely gutted my unit and replaced all drywall. Insulation and drywall should just cost a few thousand dollars (without the electrical work). My drywaller said he might be able to repair Jean's unit.
 - If the repair is on the order of \$5000, the HOA should pay for it. If it costs a lot, we'll need to discuss.
 - Regarding Mike's comment about one-time repair: that's really challenging. Let's figure out what happens now and then we can debate what happens later as it is too hypothetical.
 - Rob: what were your thoughts after viewing 105, 101, 201 today? Answer: 201 is still uninhabitable. The beam in question is rusty but appears to be safe (but said he isn't a structural engineer).
- Josh: The HOA board needs to decide how to use the monies from the restoration after the flood. The insurance company owes you restoration on your unit. 105 did have water damage from the flood. It just wasn't inside the unit itself. How should the HOA use the monies from this restoration?
- Steve: HOA isn't going to be paying for this [the flood damage repair]. The issue is: should the HOA front the money or should Jean? The insurance company should restore the building to how it was before.
- Josh: expenses need to be cleared by insurance company.

3. Vote: TOAD will officially tabulate votes to consider request (2 above)

Yes or No vote.

Owners are requested to email or call vote to TOAD

call--970-349-2773

e-mail: rob@toadpropertymanagement.com

25% of owners (no less than five) provides the quorum for official vote.

John:

- vote via email
- yes in favor of fixing Jean's unit. No against fixing Jean's unit.
- Jennifer: This is too vague to vote on. We should define the scope or work before we vote. Even a sentence or two to clarify the scope of work would be an improvement over the current wording.

Jennifer (secretary) left meeting at 5:15 pm so there are no minutes after that. See email from Rob Harper below with outcome of the vote.

Email sent by Rob Harper (Toad) on the following day shown below:

On Tue, Dec 18, 2018 at 10:21 AM Rob Harper <rob@toadpropertymanagement.com> wrote:
I had 10 people respond.

9 - Yes

1 - No

Thanks,

Rob