

**MINUTES
GATEWAY CONDOMINIUMS
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MAY 17, 2024 – 4:00 P.M.
CRESTED BUTTE & VIA ZOOM**

Present: Jean Woloszko
Neil Gamblin
Jamie Downing
Steve Figlewski
Rob Harper, Toad Property Management

The meeting was called to order at 4:03 p.m. and Jean confirmed there was a quorum.

Jean made a motion to approve the minutes of the April 25, 2024 meeting. Neil seconded the motion and it was unanimously approved.

Jean explained the purpose of the meeting was to discuss an insurance proposal received from True North. The attorney, Steve Loden, had reviewed the True North proposal. Jean said the True North policy could be cancelled at any time without penalty. Other insurance carriers would continue to be considered and all proposals reviewed but at the present time True North was the only proposal. Rob confirmed he had spoken with the Fire Department and felt confident the May 26th deadline for the chimney cap could be met.

After discussion Steve made a motion to switch insurance to True North, a premium of \$44,826, and Jean to send cancellation letters to the insurance carriers and the insurance agent, Mountain West Insurance. Neil seconded the motion and it was unanimously approved.

Jean said a letter had been drafted to Eileen Swartz and Rob confirmed a check for \$10,000 would be sent within the next week. Additional payment would be made once the Association had available funds. Jean made a motion to send the letter, via email, to Eileen Swartz. Steve seconded the motion and it was unanimously approved.

Jamie confirmed he would be meeting with the Finance Committee and then the Board would discuss the amount of the special assessment.

The next meeting was scheduled for Thursday, May 30, 2024.

Rob confirmed he would be continuing with Toad despite the recent sale to a new owner. Rob said he would introduce the new owner in the near future.

Rob said he would review the governing documents regarding proxies for Board meetings.

At 4:27 p.m. Jean made a motion to adjourn the meeting. The motion received a second and was unanimously approved.

Action items summary

Items	Owner
1. Send insurance cancellation letters	Jean
2. Contact True North to set up new insurance	Jean
3. Rob to meet with Crested Butte Fire District	Rob
4. Send email to Eileen Swartz	Jean
5. Send check to Eileen Swartz	Toad
6. Finance Committee to propose the amount for a special assessment	Jamie
7. Review governing documents regarding proxies	Rob

Prepared by Rob Harper,
Toad Property Management

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