

**MINUTES
GATEWAY CONDOMINIUMS
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JANUARY 16, 2020 – 4:15 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: John Gavras (by phone)
Jean Woloszko (by phone)
Steve Figlewski (by phone)
Eileen Swartz (by phone)
Greg Cielinski (by phone)
Neil Gamlin (by phone)
Rob Harper, Toad Property Management
Scott Kelley, Toad Property Management

John called the meeting to order at 4:17 pm and confirmed there was a quorum.

Eileen made a motion to approve the minutes of the July 18, 2019 meeting. Jean seconded the motion and it was unanimously approved.

Rob said the operational expenses at the six month point were under budget. Rob explained snow removal had been necessary on the roofs, decks and the walkways with 60 inches of snow in December. Rob explained repairs such as the work at 201, 202 and the 100 building appeared under the capital expense line item. Jean explained the expenses shown were the work performed by the Association but not covered by the insurance company despite efforts being made to obtain additional funds from the insurance company. Rob explained the capital expense line item also included engineering expenses and everything which was not a regular operational expense. Rob agreed to provide the Board with a high level itemized list of the capital expenses in 3 categories: (1) repairs to Building 1 related to Summer 2018 water damage, (2) payments related to the Gateway Restore project (Martin & Martin, ...), (3) repairs to unit 201 and others.

Steve made a motion to approve the financial report. Eileen seconded the motion and it was unanimously approved.

John explained insurance renewal was at similar rates and coverage to the prior year. Steve made a motion to accept the insurance proposal and renew the insurance for another year. Eileen seconded the motion and it was unanimously approved.

John said Gateway 300 was vacant. It was agreed the rent of \$6,000 per year to include the opening and closing of the hot tub would not be successful and perhaps charging a higher rent would cover the additional heating costs for the evenings hot tub users did not put the cover back on the hot tub. After discussion it was agreed \$650 per month would probably be a fair rent for the small unit and replacement carpet and appliances would be considered in the future. It was also agreed to check with the Town of Mt. Crested Butte to clarify the affordable housing regulations for Unit 300.

John said he had called the Town of Mt. Crested Butte for an update on compliance with the Town's short term rental regulations but had not yet received a call back.

Greg said three contractors had submitted bids but no decision had been made at the present time. Greg explained Neil had prepared a comparison summary of the three bids and the Committee would carefully review over the next week and report back to the Board. Neil said one contractor had given the timeframe of 17 weeks

to complete the work. It was agreed once a price was established with a contractor it would be necessary to establish a special assessment and approach a bank for updated loan information. Steve said it would be necessary to give owners the opportunity to pay as a lump sum without the financing costs. Eileen thanked the Committee for their work.

Jean asked why two Bobcats had been parked in the garage. Rob explained the second machine had just been parked on a temporary basis during construction at another building and the machine had now been removed and the parking of two machines would not happen again.

Jean said snow from the roof had been shoveled and left against the east side of the building. It was agreed the roof snow needed to be kept away from the side of the buildings and Rob said he would have that done.

John said he was willing to continue on the Board but needed to step down as President for the remainder of his term. It was agreed to elect officers at the next meeting.

At 5:21 pm Jean made a motion to adjourn the meeting. Steve seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management