

**MINUTES  
GATEWAY CONDOMINIUMS  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, OCTOBER 22, 2018 – 4:15 P.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Board Members Present:

John Gavras (by phone)  
Jean Woloszko (by Phone)  
Eileen Swartz (by phone)

Owners Participating by Phone:

Mike Smith, Unit 101  
Bart Williams, Unit 102  
Greg Cielinski, Unit 104  
Neil Gamblin, Unit 201  
Roger Rolfe, Unit 204  
Ron Fenstermaker, Unit 301

Others Participating by Phone:

Rob Harper, Toad Property Management  
Josh, KW Construction

Rob called the meeting to order at 4:15 pm and confirmed there was a quorum.

John explained the purpose of the meeting was to discuss recent water leaks and concerns regarding potential mold issues. John said Josh from KW Construction had been working closely with a structural engineer to inspect all buildings, as types of construction varied between the buildings and a written report would be provided by the structural engineer. Rob said due to a mistake by a roofing contractor the 100 Building had water damage although most of the damage was contained to Unit 101. Rob explained during a mold test of Units 101 – 105 mold had been identified and KW Construction was mitigating the mold as it was discovered. Rob said during the replacement of the roof on the 100 Building problems had been encountered and Rob confirmed a new roof had subsequently been installed but moisture was still getting into the 100 Building. Rob explained moisture was getting in through the sides of the 100 Building and KW Construction had been going through each unit and identifying problem areas but units were not being restored until the source of the moisture had been located.

Rob said due to several years of water damage a steel beam in Unit 201 was badly rusted and needed to be addressed as soon as possible. Josh of KW Construction joined the meeting and explained the decks had been constructed using a traditional deck construction method which had beams running into the building and the structural engineer believed this was allowing water to enter the building along the beam. Josh explained the solution would be to remove the decks and construct the decks with a ledger and post system. Josh said the stucco had failed in multiple places and moisture was being drawn into the buildings and significant damage had occurred to the walls in those locations. Josh explained none load bearing steel studs in several locations were rusting and required replacement and that work could be performed from the inside of the buildings.

Rob explained once the structural engineer had submitted his report together with his recommendations KW Construction would be asked to prepare an estimate for the work. Josh said the method of addressing the issues would not be known until the engineer's report was available but he did not expect the scope of work to

be simple or inexpensive and it was unlikely that repairs would be completed prior to the holidays. Josh explained the structural engineer would propose a long term solution to the issues which would last for decades as opposed to being a short term fix.

Josh explained the chimneys, chimney caps and flashing had all been examined in the 100 Building and moisture entry issues had been identified which had not occurred due to the roof leak in the Summer. Josh said infrared cameras were continuing to identify new areas where moisture was entering the building. Josh explained it had been difficult to get a structural engineer to commit to perform the diagnostic review of the building and with those scheduling delays the full mitigation of the identified work might be delayed until the Spring. Rob explained some work would have to be performed as soon as possible to prevent further damage and Rob said small, minor, holes in the roof membrane would be addressed prior to the winter. Roger Rolfe suggested heat tape on the roof and adding a slight pitch to the flat roofs might be a solution for the future.

Josh explained the current diagnostic work had been performed on the 100 and 200 buildings as those buildings had been exposed to recent damage but further investigation would be necessary in the future for the 300 and 400 buildings. After a long discussion it was agreed another meeting would be held once the structural engineer's written report had been received and KW Construction would continue to investigate the leak in the 100 building and report back to the Board regarding restoration of those units. Josh said once the engineer's report was received KW Construction would be able to prepare a detailed cost analysis together with a timeline of the work and a decision could then be made on when to schedule specific work.

The meeting adjourned at 5:34 pm.

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Prepared by Rob Harper,  
Toad Property Management