

**MINUTES
GATEWAY CONDOMINIUMS
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, MAY 20, 2021 – 4:15 P.M.
VIA CONFERENCE CALL**

Present: John Gavras
Jean Woloszko
Neil Gamblin
Steve Figlewski
Greg Cielinski
Eileen Swartz
Bart Williams
Mike Smith
Roger Rolfe
Mike Steinberg
Karen Theel
Eric Gaenslen
Joe De Compiegne
Ron Fenstermaker
Jamie and Tina Downing
Rob Harper, Toad Property Management
Jordan Brandenburg, Toad Property Management

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

Steve made a motion to approve the minutes of the March 4, 2021 meeting. Greg seconded the motion and it was unanimously approved.

Jean said some leaks had been located and ASR had remedied those. Jordan said as Toad went through each unit with Spectrum to install internet it had been a great opportunity to check for any additional leaks and none had been found.

Jordan confirmed most of the internet and TV equipment had been returned to Sundial. A few items remained despite numerous calls to Sundial and Toad would be collecting those items and taking them away from the buildings. Internet was now with Spectrum and there had been no disruption to internet service.

Jordan said the heater in the northern storage areas was operating and a vent had been left open from the garage to provide some heat to the southern bank of storage areas. Roger Rolfe expressed concern that the southern bank of storage units did not get heat and the storage had been very cold all winter. It was agreed Roger would follow up with ASR to have a portable heater installed in the southern part of the north storage area.

Greg said there had been a walk through of the buildings with ASR and work was underway, including the dumpster enclosure, with a completion date of June 10. Jean said owners had been asked to identify any areas of concerns and those areas were being dealt with.

Jordan estimated expenses of \$7,500 before the end of the fiscal year and Jean confirmed spreadsheets had been sent to the Board with a breakdown of expenses. Jean said operating expenses would finish the year under Budget by approximately \$17,500. Jean explained the Association would have approximately \$135,000

in the Bank after the final expenses were paid to ASR and other contractors, including the \$35k for landscaping, and also including \$7,500 to repair Unit #301 and after recovering \$21,000 collateral for the reconstruction loan. The intention was to hold sufficient reserves so future expenses could be paid without the need of a special assessment.

Jean explained planters between Buildings 1 and 2 had been removed and Roger Rolfe had spoken to landscaping companies. Keith of ASR had confirmed ASR would be dealing with some areas of drainage and seeding. Roger said the landscaping would be completed as soon as possible so the buildings would look good for the Summer. The Restore Committee suggested putting stakes where trees would be planted and owners would be able to comment and stakes could be moved if the trees would impact views. The proposal was to plant Blue Spruce and Aspens. Roger confirmed the ski area had installed a soil erosion line and would be diverting water away from the building. Concern was expressed about trees being planted on the ski area side of the building and impacting the ski area grooming which came very close to the steps of the building. Landscaping companies had suggested planting trees to protect the property line and encourage people to not walk so closely to the building. All Board Members voted and unanimously agreed that a vote would be taken of all owners and a majority decision would determine if tree would be planted and, on their location. Roger said he expected to have everything together in the next few weeks after a surveyor would define the limits of Gateway's land.

A suggestion had been made to have a fire pit in the area between the buildings and concern had been expressed about noise from renters sitting around the fire pit and operation of the fire pit controls might be restricted to owners. Concern was expressed about people from outside the property using the fire pit and any seating area and how to regulate and enforce any rules. The proposed firepit location would have the most noise impact on Building 2 occupants and possibly Building 1. The cost of the firepit would be approximately \$8,000 and a suggestion was made to postpone for a year to find out how people would use a seating area. All Board members voted, and 4 of them agreed to have all homeowners vote to decide if a firepit would be installed and would also provide comments and recommendations.

Jean said owners could contact Spectrum to make upgrades to television program package and hardware if an owner wanted to add more channels or upgrade to a DVR. Owners would be responsible for that additional cost.

Jean said there had been damage to unit #301 due to a sewer line issue. Jordan confirmed Blue Dog Home Improvements would be restoring the unit and Al's Backhoe would flush the sewer line to make sure the issue was resolved. It was suggested Al's Backhoe flush the lines every year and Jordan agreed to add the cost to the 2021/2022 Budget.

Jordan confirmed efforts were being made to open the hot tub for the Summer season. Potential damage from a freeze during the winter, despite heaters being in place, was still being assessed. It was unanimously agreed to reopen the hot as soon as possible with the regular regulations in place.

Unit entry doors would have a coded entry and Jordan would be contacting owners to confirm temporary codes. Toad would hold the one key for each unit and also have a secure record of entry codes. Owners would be able to change codes and also monitor usage of the entry door. The new locks would be installed over the next couple of weeks.

Jean said redline amendments to the Rules and Regulations had been made and circulated to the Board prior to the meeting. It was unanimously agreed to accept the redline amendments as presented and Jordan was asked to post the amended Rules and Regulations on the website.

Jordan said the draft 2021/2022 Budget had been circulated to the Board prior to the meeting. Expenses had been adjusted in line with actual expenses or known increases. It was suggested dues not be increased or kept to the maximum of a 1% increase. Jean suggested a meeting before the end of June to finalize the 2021/2022 Budget.

It was agreed owners short-term renting their unit would need to have their unit manager perform and confirm fire extinguisher checks as the Town of Mt. Crested Butte required that confirmation.

Mike Steinberg agreed to forward his email to the Board about damage caused to the interior of his unit. Jordan said the issue had been the flashing installed by ASR and ASR had made modifications to correct that. It was agreed ASR would be responsible for repairing the interior of the unit.

It was agreed the next meeting would be June 17, 2021 at 4:15 pm.

At 6:00 pm the meeting adjourned.

Action items summary

Items	Owner
1. Remove the remaining old Sundial internet equipment	Toad
2. Contact ASR to install a portable heater & continue with landscaping plans	Roger
3. Tree and Firepit survey	Jean/Toad
4. Continue with Budget preparation	Jean/Toad
5. Coordinate entry door lock changes with owners; ASR repair of a unit	Toad

Prepared by Rob Harper,
Toad Property Management