

**MINUTES  
GATEWAY CONDOMINIUMS  
ANNUAL MEETING  
THURSDAY, JULY 15, 2021 – 3:30 P.M.  
VIA ZOOM**

Present: Bailey Avenue Company  
Steve Figlewski  
Greg Cielinski  
Jean Woloszko  
Neil Gamblin  
John Gavras  
Joe DeCompiegne, Golden Paradise LLC  
Karen Theel  
Eileen Swartz  
Jamie Downing  
Jordan Brandenburg, Toad Property Management

Proxy to Bart Williams:  
Michael Smith

Proxy to Jean Woloszko:  
David & Shannon Phillips

The meeting was called to order at 3:35 p.m. A quorum was established and Jordan Brandenburg confirmed notice of the meeting had been mailed on June 22, 2021 and a revised version emailed on July 1, 2021.

A motion was made to approve the minutes of the July 16, 2020 meeting. Jean Woloszko seconded the motion and it was unanimously approved.

Jean Woloszko said undertaking a major remodel of the building during a Covid-19 pandemic had presented challenges in the supply chain and caused delays. Jean said work was finishing up on the trash enclosure and it would be a few more weeks before the remainder of the punch list items were finished. A landscaping plan would be commenced once the work was completed. There had been water leaks since the remodel and work with ASR, the contractor, and Martin & Martin, the engineer, would continue to determine a satisfactory resolution of the problem. Jean explained he had reached out to the insurance companies and the insurance agent to determine how the work could be completed to a satisfactory standard without adding a financial burden to the Association. Jean said ASR wanted to make everything right and work would continue on the other projects including remediation of any leaks into units.

Jean Woloszko had requested Toad mow the lawns and weed and once construction work was completed a landscaping plan would be in place. Jean explained the hot tub was once again operational and the building was fully functional and generally looking good.

Jean thanked Greg Cielinski, Neil Gamblin, John Gavras and Roger Rolfe for the hard work they did and would continue to do researching and coordinating the Restore Gateway project. Jean thanked owners for their patience during the construction period.

Jean confirmed water leaks were still being researched with the contractor, ASR. Extensive research would be completed and walls opened up as necessary. A list of the leaks had been given to ASR and the progress would be monitored and an agent from the insurance company would be talking to the contractor, all parties involved in the remodel process and making a site visit.

Jordan Brandenburg said during the construction period the hot tub had been shut down and landscaping stopped and operating expenses were running under budget. Jean Woloszko said dues would remain at the current level for the 2022 Budget. Jordan agreed to reach out to owners to find out which units wanted to schedule chimney cleaning or gas fireplace inspection. Jordan said sewer lines would be flushed before the winter.

Jordan thanked Board members for their service on the Board and said three owners had volunteered for two seats on the Board. Ballots had been counted and John Gavras and Jamie Downing were elected to the Board for three year terms. Steve Figlewski was thanked for his long service on the Board.

Concern was expressed about the current condition of the property and the length of time the construction project had taken and the long shut down of the hot tub. Jordan Brandenburg said Toad would be resuming mowing and weeding as soon as possible. Trash removal had been disrupted by the construction of the trash enclosure and efforts were underway to improve the service. Jordan confirmed Toad, like many companies in Crested Butte, was experiencing staff shortages and efforts would be made to improve the general look of the common areas. Concern was expressed about the door to the trash enclosure. Jean Woloszko confirmed the trash enclosure had not been constructed to the requirements needed by Waste Management and Waste Management had found a solution to make the enclosure work and were now emptying the trash container. The door had been placed in the wrong place and Jean said the door functioned and signage would be added to assist owners and renters on the use of the space.

Jordan Brandenburg said there would be a Board meeting immediately after the annual meeting.

At 4:25 pm Jean Woloszko made a motion to adjourn the meeting. Greg Cielinski seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management