

**MINUTES  
GATEWAY CONDOMINIUMS  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JULY 15, 2021 – 4:30 P.M.  
VIA ZOOM**

Present: John Gavras  
Jean Woloszko  
Neil Gamblin  
Greg Cielinski  
Jamie Downing  
Jordan Brandenburg, Toad Property Management  
Eileen Swartz  
Bart Williams  
Michael Smith

The meeting was called to order at 4:30 pm and Jean confirmed there was a quorum.

The following officers were unanimously elected:

President	Jean Woloszko
Vice President	Greg Cielinski
Treasurer	Neil Gamblin
Secretary	Jamie Downing

Jean agreed to reach out to the Association's legal counsel, Jacob With, Law of the Rockies, to discuss the current situation regarding the construction work issues. Jean agreed to report back to the Board after speaking with Jacob and also once discussions with ASR and the insurance company progressed.

After a long discussion regarding construction noise and the need to communicate with neighbors Greg made a motion to approve an amendment to the Rules and Regulations to restrict construction noise after 5 pm on weekends. Neil seconded the motion and it was unanimously approved. Jean agreed to amend the Rules and Regulations.

Jean said short term rental units required an annual inspection of fire extinguishers in that unit in accordance with the Town of Mt. Crested Butte regulations. Jacob With had cautioned against the Association scheduling annual inspections of the fire extinguishers due to liability concerns. After discussion it was agreed to recommend all units have fire extinguishers and those fire extinguishers be inspected once a year at owners expense. Fire Extinguishers in the common areas would be discussed, via email, once the Town of Mt. Crested Butte and the Fire Department confirmed the local and State requirements/recommendations.

After a short discussion Jean agreed to continue to research awning options for an upper level unit. Jean agreed to provide information to the Board for review.

Neil said the owners of ASR would be at the property on Saturday, July 17, 2021. Neil agreed to contact ASR and schedule a meeting with the Board.

It was agreed the next meeting would be August 17, 2021 at 4:30 pm.

Jean made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Action items summary

Items	Owner
1. Contact Jacob With, Law of the Rockies	Jean
2. Amend Rules and Regulations regarding construction noise	Jean
3. Continue with fire extinguisher research	Jean
4. Contact ASR and schedule a meeting	Neil
5.	

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Prepared by Rob Harper,  
Toad Property Management

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