

**MINUTES  
GATEWAY CONDOMINIUMS  
ANNUAL MEETING  
THURSDAY, JULY 18, 2019 – 3:30 P.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present:

- Roger Rolfe
- Eileen Swartz
- Jean Woloszko (by phone)
- John Gavras (by phone)
- Jennifer Hoeting (by phone)
- Steve Figlewski (by phone)
- Greg Cielinski
- Bart Williams
- Joe DeCompiegne
- Neil Gamlin (by phone)
- Mike Smith (by phone)
- Ron Fenstermaker (by phone)
- Lee French and Karen Theel (by phone)
- Rob Harper, Toad Property Management
- Jim Ruthven, Toad Property Management
- Ian Ryder, Toad Property Management

The meeting was called to order at 3:33 p.m. A quorum was established and Rob confirmed notice of the meeting had been mailed on July 5, 2019.

Steve Figlewski made a motion to approve the minutes of the July 19, 2018 meeting. Roger Rolfe seconded the motion and it was unanimously approved.

Greg Cielinski, on behalf of the Restore Gateway Working Group, gave an update. Greg explained Martin & Martin had just delivered detailed drawings for the design of the building and once the drawings were finalized they would be sent to a few contractors to submit bids. Greg said the Working Group had evaluated the benefits of Hardiplank lap siding versus stucco and had decided stucco would probably be approximately \$100,000 less expensive, ongoing maintenance for stucco would probably be less expensive and remaining with stucco would not require changes to the exterior of the buildings. Areas where stucco went to ground level would be changed to metal and several design ideas were being evaluated and the areas currently with cultured stone would remain stone. Greg explained Martin & Martin had cut away test areas of stucco and confirmed areas around the windows and glulam beams required additional treatment but the remainder of the buildings appeared to be in good condition. After receiving that Martin & Martin report the Working Group favored keeping the existing stucco and patching where necessary and removing stucco around all windows and glulam beams and adding flashing to waterproof those areas. The stucco patching would be approximately \$750,000 less than completely replacing the stucco. Greg said a few contractors would be asked to bid the job and asked for three costs for the stucco – replacing the entire stucco, patching specific areas and the final version would be patching as required and then adding a hard finish coat to the entire building. Greg explained work would not start before Spring 2020 and would probably take six months and the actual project cost would not be known until contractor bids were received.

Greg confirmed if the patch approach was selected it would be necessary to paint the entire building to make a uniform finish. The estimated six month timeframe would depend on the contractor chosen and how many people that contractor had working on the project. New windows would need to be installed if owners had not already replaced windows and if windows had been replaced in a unit they would need to be removed and then installed again. Greg said drainage issues had not yet been addressed and some investigative work might be conducted this summer. It was suggested the flower boxes be removed and the patio area between the buildings needed to be addressed. Owners would be able to replace windows with Eagle/Andersen or Pella and the windows would have to match the existing windows on the outside with owners selecting the interior finish.

Jennifer thanked the Working Group for their research and asked that all owners be advised as far in advance of the start of construction so that rentals or owner use of their unit could be determined. Greg said the Working Group had not yet addressed front doors.

Jim Ruthven said the fiscal year was July to June and the figures as at June 30, 2019 had been distributed prior the meeting. Jim explained operating expenses were approximately \$17,000 under budget for the year and there had already been significant savings on electricity since all bulbs were changed to LEDs. Jim went through all line item expenses compared to budget. Jim explained approximately \$103,000 had been spent to restore the areas damaged by water with the insurance company paying \$33,000. Once the capital assessments and the \$17,000 saving in operating expenses was applied the Association had a net shortfall of \$34,800 which the Board would review in the next meeting. It was agreed the carpet in Unit 101 needed to be checked and replaced if necessary.

Jim explained the 2019/2020 Budget recommended a 2.5% increase in operating assessments and operating expenses were approximately \$139,000. It was agreed hanging baskets would not be ordered if construction was going to be underway in Summer 2020. The Board said they would be discussing and approving the 2019/20 Budget in their meeting immediately following the annual meeting.

John said he didn't have anything to add to the Presidents Report distributed prior to the meeting.

Rob said significant heavy wet snow during the Winter had resulted in roofs and decks being frequently cleared and outside maintenance work or landscaping was late starting due to snow being slow to melt. Rob explained the television boxes needed to go through regular updates and boxes should remain on even when the unit was not being used. Ian said the Sundial technical support group was good and could make updates remotely if necessary. Rob confirmed he would distribute the 800 number for owners to call if there was a television problem within their unit. Rob agreed to speak to Sundial about internet bandwidth and speeds and request a list of television channels available.

Rob explained the garage door had failed after being hit by a vehicle and stressed the need for owners and guests to respect signage and use caution when driving in the garage.

John explained Jennifer's term was expiring and Greg Cielinski and Jennifer Hoeting were both nominated for the one position on the Board. It was agreed Rob would email owners requesting owners to make their selection for the one vacant board position prior to 5 pm on July 19, 2019.

Bart asked if plexiglass could once again be installed by the hot tub and the Board said they would review the matter. Bart asked for a grocery cart to be left in the garage and Rob agreed to follow up.

John said the next annual meeting would be July 16, 2020.

John made a motion to adjourn the meeting at 4:51 pm. The motion received a second and was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management

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