

**MINUTES  
GATEWAY CONDOMINIUMS  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JULY 18, 2019 – 5:00 P.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: John Gavras (by phone)  
Jean Woloszko (by phone)  
Steve Figlewski (by phone)  
Eileen Swartz  
Jennifer Hoeting (by phone)  
Neil Gamlin (by phone)  
Rob Harper, Toad Property Management  
Ian Ryder, Toad Property Management

Rob called the meeting to order at 5:00 pm and confirmed there was a quorum.

Jean made a motion to approve the minutes of the February 21, 2019 meeting. John seconded the motion and it was unanimously approved. Action items from the minutes were reviewed and for action item 1 Eileen made a motion to review the KW report for water damage in Unit 101 and if the carpet had not been damaged by water it would not be replaced. John seconded the motion and it was unanimously approved.

Rob said new water damage in Unit 201 caused by plumbing from other units was being dealt with but the long term fix would be part of the large project.

Rob confirmed trees had been trimmed and some light bulbs in the garage replaced with LED bulbs. It was agreed more lights would be replaced in the future.

It was agreed attempts to obtain more funds from the insurance company for the water damage had been taken as far as it could.

Rob confirmed there were no accounts receivable at the present time.

Rob said he would email all owners regarding the election of Jennifer Hoeting or Greg Cielinski to the Board. Rob also agreed to research the Association's governing documents to see if both Jennifer and Greg could be on the Board.

After discussion Jean made a motion to approve the draft 2019/20 Budget without the 2.5% dues increase. Eileen seconded the motion and it was unanimously approved. It was agreed the Working Group would be asked to prepare a Budget to address engineering and architectural expenses for the major renovation project and then the Capital Expense Budget would be discussed at another meeting.

John Gavras said the County Commissioners had not reached a decision on the revised property tax assessment.

The meeting adjourned at 5:43 pm.

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Prepared by Rob Harper,  
Toad Property Management