

**HOA Gateway Board**  
July 22, 2015, 4:15 p.m. CST

In attendance:

Board members:

- John Gavras / [jdgavras@gmail.com](mailto:jdgavras@gmail.com)
- Eileen Swartz / [leenonthescene@aol.com](mailto:leenonthescene@aol.com)
- Jean Woloszko / [jean.woloszko@arthocare.com](mailto:jean.woloszko@arthocare.com)
- Jennifer Hoeting/ [cb.gateway303@gmail.com](mailto:cb.gateway303@gmail.com)
- (Figlewski absent due to family emergency)

Rob Harper, Toad Property Management

**Agenda**

1. Call to Order, roll call, approval of agenda and/or modifications approve June 18, 2015 minutes
2. Gateway 300 Income Allocation: we will allocate rent of 300 Gateway to our annual operations budget.
3. 2015-16 Budget Approval

Discussed new (15-16) budget. Contingency fund is for unexpected expenses. Examples: last year one of the condos was damaged due to a leaking roof. Damage to outside of building. John and Rob answered questions from Eileen and Jennifer about specific items in the budget.

Capital improvements:

- We discussed that we don't need to paint the exterior stucco or seal and patch asphalt. Exterior trim: needs attention. Rob will look into this. Rob will look into fixing the stucco holes. We might consider using high quality, long lasting paint the next time we do it. Some paints are guaranteed for 25 years, for example.
- Conclusions: plan for exterior trim painting and repair stucco. No painting of entire building.

Discussion of hot tub: it isn't being covered every night (per Elaine). It also needs to be filled up more. We also requested that the temperature be turned down.

Budget was unanimously approved.

4. Gateway Rules and Regulations: unanimously approved.
5. Other business: Window replacement. We'd like Toad to oversee the construction (but we'll hire a Pella certified installer such as Sawhorse). We'll get bids from multiple installers. Goal: get it done in October. Start organizing this as soon as the annual meeting is done (July 27). We should ask Pella which units have done it.

6. Adjourned at approximately 4:05 pm.