

Minutes

Gateway Condominium Association Inc.
Executive Board Meeting
March 16, 2017 4:15 PM (Crested Butte Time)
Toad Property Management Office
318 Elk Ave. Crested Butte, CO 81224

In attendance via phone:

John Garvas, President
Jean Woloszko
Eileen Swartz
Rob Harper
Steve Figlewski
Jennifer Hoeting

I. Call to order, attendance, quorum.

II. Approval of January 25, 2017 minutes. Motion: Eileen/Jennifer. Approved minutes.

III. Report from TOAD:

a. Activity Update: relatively quiet lately.

Leaks: leaks in 104 (Cielinski) & 105 (Woloszko) causing minor damage. Larger leak in 201 north side. Snow pile caused a leak. CBMR fixed it 4-5 years ago. They repaired only from the inside and didn't do much from the outside. Toad cleaned and fixed drywall in time for spring break renters. More repairs needed from the outside. Rob has talked to the insurance company about funding the repair. Needed: new flashing, water shield, make sure pavers are draining in the correct direction, and repair or move flower beds. Line item shown on the budget for unit 201 repairs.

Roof: Need to keep the decks and roof clear of snow as much as possible (see more below under item V). Toad will oversee some membrane patches on the roof. Waiting until the temperature is warm enough to do the patches.

Trash: Lots of trash outside under the huge piles of snow. Toad will continue to clean this up. They have been keeping the dumpsters clean. Mattresses are gone from the garage. Toad will hose out the garage.

Hot tub: haven't had time to install the 2nd heater yet.

b. Financial Report: Rob sent us a budget before the meeting.

Overall: We could be \$3000 to \$4000 over budget, but this is understandable because of the big snows which caused leaks which needed to be repaired.

Common area cleaning: Currently we are under budget on the common area cleaning. Toad contracted that out and it seems to be saving us money and they are doing a good job at it.

Dues: Several people are a few months late in their dues/operating expenses (units 104 and 304).

Budget approved unanimously.

c. Web site update

John will resend the first amendment to the bylaws to Toad so Rob can post it.

IV. Storage Agreement

(e-mailed to all owners with opportunity to question, propose any modification, etc.)

Feedback: One owner requested that we add to agreement that during any renovation that entrance to the building should be clear and dumpsters should not interfere with entrance. We can tell people that they can't put dumpsters in the entrance area. Another owner mentioned that a delivery truck was blocking the building entrance one time.

Toad will keep this form on file after it is signed.

Edit to signature line: "Company Representative" instead of "Company"

Possible upcoming projects: windows for John and Eileen's units.

Motion to accept agreement with edit noted above: passed unanimously.

V. Snow Removal Addendum to Rules, Regulations and Policies

Toad has been shoveling the balconies after the big snow storms since our previous HOA meeting in January. Snow on the balconies has caused many leaks in previous years throughout Gateway. When this happens the snow on the balcony causes leaks in the unit below it.

At least one owner doesn't want people walking through their condo to shovel. Board: any owners who won't let the HOA shovel will be responsible for damage caused by leaks. Balcony is on the outside which make it a part of the common area. Thus balconies are the responsibility of the HOA.

Toad will do their best to notify owners if they are going to go into their condos to access the decks.

John proposed a snow removal agreement that all owners were going to be required to sign. Instead the board proposed a modification: What if instead we give a negative check-off system instead of the proposed agreement? The board liked this idea. John will revise and we will discuss this at the next board meeting.

VI. Proposed Gateway construction/repair regulation incorporating Management Company evaluation/authorization.

John proposed that we create some sort of formal policy so that Toad signs off on all construction. John read us the relevant section in the bylaws about this.

Rob: Toad signs off on significant projects in some of his other condos. If owners need a building permit they typically contact Toad. Toad was involved in the permitting process and renovation for unit 104. Toad doesn't sign off on minor changes.

Board: We see the intent but there is only so much we can do. We decided that we aren't going to solve this issue with more rules. We tabled this issue for now. We will continue to encourage owners to contact Toad if they are doing any construction.

VII. Unfinished Business

- a. HOA Resolutions (Crest Home example) (not covered this time)
- b. Annual Audit proposed plan

John is doing more research on this and will update us at the next board meeting.

VIII. Feedback from other owners

John has called some owners and gotten some feedback (see attached).

One owner has asked a few times about upkeep and damage to the common area (e.g., 'I don't use the hot tub so I shouldn't have to pay for it'). The board recommends that the owner in question should read the condo covenants. Keeping up the common areas is part of owning a condo. The owners need to pay for upkeep of all common areas including the hottub.

IX. Other business

- a. Did someone look into new front doors?
 - We can get any level of door that we want. Roger's wife got some quotes (per Jean).
 - Rob suggests that we save money so we can repair the roof.
 - Some board members support getting new doors and some do not.
 - Some units need some threshold repair (e.g., Eileen's unit).
 - If we agree to do this, then we need to have everyone replace their doors at once.
 - Jean asked Rob to get quotes on the doors. We'll have the costs for the next board meeting and then will decide whether or not to proceed.
- b. Cable update: transitioning to a new company as Time Warner was Spectrum. Spectrum says that Gateway is too small. Options: leave it like it is or go to individual cable units and pay for it individually with individual cable box. MCB is stuck because the town is so small.
- c. Next meeting: We'll need a new budget. Rob will prepare it for us and proposed that he keep it similar to this year. Rob will send it to the board before the next meeting.

X. Meeting adjourned at 5:37 pm.

From John Gavras (sent with minutes) :

I continue to encourage owners to express comments, questions, and whatever may be on their mind about Gateway. Many times I refer to our regulations eliminating the need for any follow up action; some comments are merely venting about a situation.

Nevertheless I have decided the Board should be aware of the good, bad, and ugly questions, comments, etc. I always leave the calling party with....."your call will not be ignored; management and/or the board will be appraised of your note". Considering the aforementioned, I seem to have received more calls during this snow season than an other time. Read the following; we will take a few minutes to discuss same at the board meeting.

- a. Disposal location of garbage and recycles need to be emphasized to guests, renter and other third parties. Leaving trash next to our large dumpster is unconscionable.
- b. During construction and renovation the "entrance" to the building should be clear of materials, dumpsters, and vehicles; should be located at the exit area, also leaving room for vehicles to exit.
- c. Delivery vehicles should not park at the entrance to the garage.
- d. I like the "Storage Agreement", please designate an area of the garage for equipment and materials.
- e. Who pays for damage to the common areas? (I think this has been previously addressed, but we may need to refine or remind owners.)
- f. Is their a standardized check-in/out procedure for renters?
- g. There is a mattress in the garage? Why is that stored there? It has been there for a good length of time.