

**MINUTES
GATEWAY CONDOMINIUMS
ANNUAL MEETING
MONDAY, JULY 25, 2016
5:30 P.M. MDT**

Present: Amy & Roger Rolfe
Fenstermaker daughters Susan Deihs & Kathy Stice
Eileen Swartz
Jean Woloszko
John Gavras (By Phone)
Jennifer Hoeting (By Phone)
Steve Figlewski (By Phone)
Jamie Downing (By Phone)
Rob Harper, Toad Property Management, Inc.

Proxies Received: N/A

The meeting was called to order at 5:34 pm and a quorum was established. Proof of Meeting was sent June 22 2016. Eileen made a motion to approve the minutes of last year's annual meeting, seconded by Roger, all in favor, minutes approved.

Old Business: Discussion about the rules and regulations. John said that the Board is considering changing the pet rule(s); tenants vs. owners vs. guests pet's. Discussion about handling situations (trash, out of control children, bad language, etc) one-on-one with the violator. Better signage needed at the dumpsters, trash, recycling. Better communication needed with regards to the renters. Ideas discussed, should it be a form an owner hands out? Who pays when a violator causes damage? John stated that the Board will discuss which actions to take with these topics/suggestions at the next meeting.

Jean updated all on the Wi-Fi, signal strength, routers. Rob stated that a lightning strike did affect the electronics of many buildings in town including Gateway. One modem was replaced.

Manager's Report: Rob thanked the Board for the success of this first year Toad was in charge. Speaking for the Board, John thanked Rob and agreed that property looks great, much was accomplished, an excellent working relationship.

Financial Report: Budget was right on in most categories. Billing is now on a quarter system. Landscaping efforts show, especially in the front. The hot-tub had several problems with filters and valves. The old gas heater was replaced with an electric heater (and one more electric heater on the way to keep the system efficient and redundant). The monitoring of the temp of the hot-tub is now wireless. Unit 104 re-model showed some leaks that were fixed. Discussion about the flashing on the doors, shoveling the roofs to keep ice at bay. Loose railing in the hot tub area is on the list to be fixed. Last years' assets were \$38,000 and this year is at \$58,000. A/R is current except for one, Rob spoke to them, expects payment soon. Overall, Gateway is healthy financially. Roger asks about some damaged aspen trees in the back, could they have been struck by lightning? Or ice? Discussion about the placement of the trash container.

Draft Budget 2016/2017: The Board is discussing a proposed dues increase by 2%. Amy Rolfe has enough travertine to re-model the common area shower, will sell to Gateway at a low price. Rob/Amy will put

together info for the Board to consider. The Board did work on the Insurance/Valuation. Insurance will not be increased this year, said John.

Election of Directors: John asked the owners to consider Jennifer for another three-year term; if the current Board gets another year together, John tells the owners that Gateway will be on a good track for the next 3-5 years. Roger makes a motion to keep Jennifer on the Board, all in favor, motion passes.

Next Meeting Date: Fiscal year begins July 1. The Board will figure out a date to be able to include as many owners as possible yet be able to have the financials available.

New Business: Roger says Gateway needs an “entrance” and proposes signage/map/bulletin board type of system (not a lobby build-out) for the future. 403, Fenstermaker, stated that her front door leaks when it rains. Discussion about changing the flashing, changing all the front doors, changing the key system to a keypad, doors added to a future agenda. Rob will look at 403’s door.

Meeting adjourned at 6:36 pm.

Prepared by Rob Harper