The Gunnison Willows Condominium Association

Board of Director Meeting Minutes

March 12th, 2025

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 5:00 pm MT. This meeting was held via ZOOM.

Bill Gavenas asked for a roll call of membership present:

>Mary Curb (MC)-Board President

>KT Joy Folz (KT) -Board Member

>Bill Gavenas (BG) -Crested Yeti Property Management

2 of the 2 board members were present. Quorum was established.

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on March 7th, 2025. The meeting was properly noticed.

New Business

Review and accept the Gunnison Willows updated Responsible Governance Documents

- BG and the board reviewed the proposed updated Responsible Governance Documents of the HOA.

MOTION 1: KT made the motion to accept and approve the documents and share with the HOA and present it to the general membership. This was seconded by MC.

Unanimously approved.

HOA loan – Discuss and decide to offer current homeowners carrying the roof repair loan to make principal payoff in May 2025

- BG and the board reviewed process for offering homeowners the roof loan on their units, the chance to pay off their allocated principal balance. The board approved the offering and the related bank fees for doing so. (approx. $350)

MOTION 1: MC made the motion to allow homeowners to pay off their respective principal balance on the loan as of May 2025. BG will inform and collect and work with the bank to re-amortize the overall loan. This was seconded by KT.

Unanimously approved.

Executive Session of the Board

- Executive Session of the Board to address owner delinquencies pursuant to Colo. Rev. Stat. § 38-33.3-308(4)(e).

OTHER ACTIONS

- **KT to draft a message to all homeowners on the importance of paying dues and the impact of not doing so. BG to review with Mike O.**

Adjournment of Meeting

- BG made a motion to adjourn the meeting
- Seconded by KT

Unanimously Approved

Meeting closed at 5:30 PM MST