

The Gunnison Willows Condominium Association

Board of Director Meeting Minutes

November 14th, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 4:30 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 October 25th, 2024. The meeting was properly noticed.

Property Managers Report

BG reviewed the monthly reporting package highlights and projects/repairs done during the year to date. (Repairs to electrical & plumbing, irrigation, venting, remodeled Units 206 and 207, etc.) Updates on the state of insurance that is on the rise nationally.

New Business

Current 2024 financial status

- All dues are generally paid on time with the exceptions of Units 103, 106 and 203. Reminders and rule enforcement within Governance Policies usually help to collect. Current balances in HOA bank accounts
 - Operating Account balance: \$2,490.84
 - Reserve Account balance: \$16,924.62

2025 Budget review and approval by board

- BG and the board reviewed the proposed budget line item by line item, made changes to any assumptions and updated the proposed 2025 budget to present to the homeowners at the annual general meeting. This budget has dues for each unit increasing to **\$320 per month for units without roof loan payments and \$515 per month for units with roof loan payments.**

MOTION 1: KT made the motion to approve the budget and present it to the general membership. This was seconded by MC.

Unanimously approved.

General State of the Property Planned projects or other initiatives

- Ice Dams and ice on pavement. Now that the roof install removed the gutters, a longer-term solution for ice build up is needed. BoD has approved the testing of heating mats in problem areas to see if they improve safety and accessibility.
- CY to instruct MooseJaw to cut paths on the grass to avoid snow/ice shed
- CY to inform MountainRain on snow storage instructions. Use more of the south side of the building for snow storage to free more parking lot.
- Rules and Regulations – particular to noise, nuisance and unruly behavior, parking and trash, CY updated BoD on the status of HoA remedy through new governance policy.
- List of projects to include in capital plan and summer 2025
 - Parking, number painting and leveling
 - Security cameras
 - Bikes – clean up and allow for more storage
 - Plywood storage – post theft of last years
- A Capital Improvement Plan/Reserve Study should be updated and made current.

Action 1: BG/CY to update the most recent study and share with the board.

Board Members Elections/Appointments

- A discussion by the current board and Crested Yeti on which board member could fill the open seat, if no one is interested in the general meeting.

General membership meeting preparation

- BG to prepare info for the general membership meeting that has the roof loan amortization schedule and the overall dues breakdowns.
- Agenda –
 - KT to open to set tone and general rules of engagement
 - One person talking at a time to help those via Zoom to follow
 - Respectful and positive in tone
- Meeting scheduled for 3 December 2024 at 6.00pm in the Board Room at the Western University Center Building and via ZOOM. BG will share the proposed board approved budget with all homeowners prior to the meeting.

Adjournment of Meeting

- BG made a motion to adjourn the meeting as there was no more time allotted for the meeting
- Seconded by KT

Unanimously Approved

Meeting closed at 6:00 PM MST