

# The Gunnison Willows Condominium Association

## General Membership Meeting Minutes

December 3<sup>rd</sup>, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 6:06 pm MT. This meeting was held physically at the Western University Center Board Room and virtually via ZOOM.

**Bill Gavenas** asked for a roll call of membership present:

See **Appendix 1** for attendance. 11 of the 18 members were present/represented at the meeting. Quorum was established.

### **Proof of Notice for Meeting**

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on November 11<sup>th</sup>, 2024, via email, calendar invite and physical post. An information email with the proposed budget was also shared prior to the meeting. The meeting was properly noticed.

### **Board Opening of Meeting**

KT Folz made some opening remarks to set the tone for the meeting. Board members are voluntary positions and perform to the best of their ability and time. Please be courteous of homeowners joining via Zoom. Speak one at a time, clearly and positively. Ask if you do not understand, etc.

### **Manager's Report**

BG reviewed the 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**

#### **Presentation & Member vote on the 2025 budget**

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on November 14<sup>th</sup>, 2024.
- Items to note are insurance in general in the US. Dues for the 2025 fiscal year are increasing to **\$320 per month for units without roof loan payments and \$515 per month for units with roof loan payments** starting 1 January 2025.

**MOTION 1:** Mary Curb made the motion to accept the budget as presented for the 2025 fiscal year. Seconded by Stacie Bingham. No objections.

**See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 11 for, 0 against.**

## **Board Elections**

- There are 3 board positions as per the bylaws.
- The current board of 2 have agreed to stay for the next fiscal year.
- Daniel Fritton (Unit 204) expressed interest in joining the board in the future. No elections were completed currently.
- The board remains with 2 members.

## **Other Items (AoB)**

- Snow updates to parking. Reminder to move vehicles on days where there is more than 6" of snow. This is the trigger for clearing the parking lot.
- Reminder to all homeowners on the parking policy. 1 space per unit is assigned with a curb stop. All other space is overflow for guests and working vehicles. All others will be ticketed and towed at owners expense.
- Reminder to all homeowners about shoveling parking spaces out, especially between vehicles and clearing snow away.
- There should be a bike clean up effort in the spring to clear out abandoned and unused bikes. CY can lead this effort in April/May.
- Ice buildup and maintenance is being tested with heating mats in a couple of problem areas. If successful, then more mats can be procured around the perimeter of the walkways. For this winter, walkways will be maintained over the grass areas to prevent people from having to walk on icy sidewalks.
- A review of the Responsible Governance Policies was completed with those present. How does the HOA deal with rule breaking and what remedies the HOA has under new Colorado HOA laws. Nonpayment of dues and consistent breaking of the rules results in fines, then liens against the homeowner property before legal action can/will be taken to force a foreclosure/sale of the unit.

## **Adjournment of Meeting**

- Stacie Bingham made a motion to adjourn the meeting.
- Seconded by Mary Curb

**Unanimously approved**

Meeting closed at 7:30 PM MT