

The Gunnison Willows Condominium Association

Board of Director Meeting Minutes

November 2nd, 2023

The Board Meeting was opened by Jacob Dewey of Crested Yeti Property Management at 5:30 pm MT. This meeting was held at The Western Colorado Library.

Jacob Dewey asked for a roll call of membership present:

Mary Curb

KT Fulz

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on October 30th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Financial Report

- The association is in good financial standing.
- Operating Account: \$9,600
- Reserve Account: \$64,102

2024 Budget Approval

- Main Drivers for the increase included:
 - Utilities / non controllables
 - Increase in management fee to 650/month.
 - Increase in roof snow removal but a decrease in plowing cost.
- 2024 Budget was approved

Mary made a motion to approve the 2024 Budget

KT Seconds the motion to approve.

Unanimously Approved

Managers' Report

- Crested Yeti fixed all the cracks on the ceiling in 205 this past week.
- Units 206, 207 have all reached out about cracking and condensation problems on their ceiling. The management strongly suggest having B2 Building Science come out or have Royal Roofing get up there to see if there is a hole above these units before the winter comes.
- Crested Yeti reached out to Don Pully asking his tenants to move the couch they placed in the back. Don said that he would talk to them.

- Crested Yeti got the correct paint for 106 trim and gave it to Mary to pass onto the owner.

New Business

- Letter to the association's Lawyer about compliance issues
 - The board approved to send this letter to Michael and have a follow-up meeting with him regarding the issues.

Mary made a motion to send this letter to the association's lawyer.

KT Seconds the motion.

- Roof Discussion
 - The Board and Management have reached out to Royal Roofing and asked to meet to discuss the new roof. They also asked for an inspection of the roof and to seal up any holes that could cause leaking into units. Look specifically at 205, 206, 207
- Winter and snow removal discussions
 - Crested Yeti will place 4x8 sheets of plywood at a 45-degree angle along the side of the building to keep the snow off the foundation.

Mary made a motion allow Crested Yeti to get 4x8

KT Seconds

Unanimously Approved

- Ken Bloomer (105) cockroaches and dumpsters moving.
 - I met with Ken, his tenant, and Penguin Pest Control yesterday to discuss the cockroach issue in their unit. The Pest Control Expert said that these are German Cockroaches and are native to Colorado. Typically attracted to food scrapes and food droppings. The pest control expert thinks that part of the problem is the dumpsters being right behind the unit and suggests that we move them away from the building.
 - The tenant told Ken that other units have talked about cockroaches in their units but have not reported them.
 - He is requesting that the HOA helps pay for pest control as a contributing factor is the dumpsters, which was verified by the Pest Control Expert.

Mary made a motion to have the owner pay for the Pest Control regardless of the dumpster issue. But the HOA will talk to City of Gunnison about moving the dumpsters.

KT Seconds the motion.

Unanimously Approved

- Don Pull (103) is going to be doing a full remodel next spring (2024) he reached out asking about what door he needs to put on.

- The board asked Don bring a couple options to the board and they will approve.
- The door will need to be painted the right color brown.

Adjournment of Meeting

- Mary Curb made a motion to adjourn the meeting.
- Second by KT

Unanimously Approved

Meeting closed at 7:10 PM MT