

The Gunnison Willows Condo Association, Inc.

Board of Directors Meeting Minutes

March 19th, 2024

The Board of Director's meeting was opened by Bill Gavenas of Crested Yeti Property Management at 4:55 pm MST. This meeting was held via ZOOM.

Bill Gavenas asked for a roll call of the board and guests present. Quorum is established.

Mary Curb (MC) – BoD President

Katherine Folz (KT) – Board Vice President

Bill Gavenas (BG) – Crested Yeti Property Management

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on March 18th, 2024, for a meeting on 22 March 2024. Both board members requested moving the meeting to 19th March to better fit schedules. The meeting was properly noticed.

Approval of the last Board Meeting Minutes

- Bill Gavenas asked for approval of the last meeting minutes. No issues were noted and approved.

Managers' Report

- Reviewed the Feb BoD financial reports.
- Gunnison Willows is a bit behind vs budget, but winter activities are skewing expenses.
- Delinquencies were reviewed and (BG) will follow up with homeowners that seem to be missing the updated dues amounts.
- Unit 108 / BG to check with previous property manager on the application of some monies applied in 2022 when the first assessment was estimated and clear up any confusion and rectify dues amount for that unit's portion of the loan.
- At the request of the board, a trailer was towed from the south yard by H&H Towing on 11 March. Intention to tow was given to trailer on 9 March, a message was also sent to all homeowners via email beforehand.

New Business

1. Unit 206 having water coming into bathroom from attic

- Unit 206 is reporting continued water coming into the bathroom via the fan/lighting and general ceiling. Pictures and video were shared.

Motion 1 – KT made a motion to have an immediate meeting with Bart at B2 Building Sciences with the BoD to understand and rectify the problems within Unit 206 as soon as possible. A longer-term plan for the entire building would also be considered. BG to inquire with all 2nd floor units if there is any damage or problems post the installation of the new roof that should be included. *This motion was seconded by MC and approved by all.*

2. RULES & REGULATIONS VIOLATION STATUS

- At the request of the board and tenants, a notice to a tenant in violation of the rules & regulations was given via registered mail - sent 4 March 2024.

Other Business

1. SECURITY

- Security continues to be of concern around the complex. Especially of notice is both walkway's exits into the back alley around the dumpster areas, the courtyard and parking lots.

Motion 1 – MC made a motion to have BG at Crested Yeti research and get quotes for installing security cameras in the problem areas according to local regulations and report to the BoD for decision. *This motion was seconded by KT and approved by all.*

Adjournment of Meeting

- BG made a motion to adjourn the meeting.
- Second by KT and unanimously Approved.

Meeting closed at 5:50 PM MST