

The Gunnison Willows Condominiums Association

Notice for General Membership Meeting

December 11th, 2023

5:30 PM MT

The Gunnison Willows Condominium Association will be having a General Membership Meeting on December 11th, 2023. This meeting will be held at the Fred Field Center and will be held via ZOOM.

If any members of have any questions, please contact Jacob Dewey at Jacob@crestedyeti.com or call 719-551-9222 prior to the meeting.

Notice, December 1st, 2023

Jacob Dewey- Property Manager

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

The Gunnison Willows Condominiums Association

Crested Yeti is inviting you to a scheduled Zoom meeting.

Topic: Willows GM Meeting

Time: Dec 11, 2023 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82198873363?pwd=IXQzUOV1IVzmfSPBaj8NxyPDlb1SZ1.1>

Meeting ID: 821 9887 3363

Passcode: 751258

One tap mobile

+17193594580,,82198873363#,,,,*751258# US

+13462487799,,82198873363#,,,,*751258# US (Houston)

Dial by your location

- +1 719 359 4580 US
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US

Meeting ID: 821 9887 3363

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Find your local number: <https://us06web.zoom.us/j/82198873363?pwd=IXQzUOV1IVzmfSPBaj8NxyPDlb1SZ1.1>

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CRESTED BUTTE COLORADO

The Gunnison Willows Condominiums Association

Meeting Agenda

December 11th, 2023

5:30 PM MT

- 5:30 pm Property Manager calls meeting to order.
- 5:45 pm Approval of 2022 Meeting Minutes
- 5:50 pm Property Manager's Report
- 6:25 pm New Business
- Bugs around the Association
 - Dog waste clean-up reminder
 - Dues payment reminder and New CCIOA documents that will be adopted
 - Roof update/ Damage to interior of units
 - Open Forum
- 7:30 pm Adjournment of Meeting

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CRESTED BUTTE COLORADO

The Gunnison Willows Condominium Association				Dues Break Down for 2024		
212 S 11th Street Gunnison CO. 81230						
September 1 2022 - August 31 2023 Actual		2024 Budget				
Income		Income		Old Dues (Including Special Assessment)	\$400.00	
Billable Expense Income	\$1,030.94	Billable Expense Income	\$ -	Old Reserve	\$ -	
HOA Dues	\$43,000.00	HOA Dues	\$52,920.00	Total Old	\$400.00	
Interest Income	\$3.48	Interest Income	\$ -	New Dues	\$245.00	
		Reserve Income	\$2,160.00	Reserve Income	\$10.00	
Roofing Assessment Income	\$45,200.00	Roofing Assessment Income	\$42,120.00	Roofing Assessment Income	\$195.00	
Total Income	\$89,234.42	Total Income	\$97,200.00	Total New	\$450.00	
Expense		Expense				
				% increase	16.61%	
Office and Admin		Office and Admin		\$ Var	% Var	Driver
Bank Charges & Fees	\$22.00	Bank Charges & Fees	\$-	-\$22.00	-100.00%	-0.28%
Insurance	\$11,201.91	Insurance	\$13,000.00	\$1,798.09	16.05%	22.57%
Legal	\$-	Legal	\$3,500.00	\$3,500.00	100.00%	43.94%
Accounting Service	\$350.00	Accounting	\$500.00	\$150.00	42.86%	1.88%
Office expenses	\$50.00	Office expenses	\$100.00	\$50.00	100.00%	0.63%
Shipping & postage	\$166.00	Shipping & postage		-\$166.00	-100.00%	-2.08%
Office Supplies & Software	\$360.00	Office Supplies & Software	\$-	-\$360.00	-100.00%	-4.52%
QuickBooks Payments Fees	\$455.80	QuickBooks Payments Fees	\$-	-\$455.80	-100.00%	-5.72%
Property Management Fees	\$4,800.00	Property Management Fees	\$7,200.00	\$2,400.00	50.00%	30.13%
Total Office expenses	\$17,405.71	Total Office expenses	\$24,300.00	\$6,894.29	39.61%	86.55%
Repairs and Maintenance		Repairs and Maintenance				
Repairs & Maintenance Expen	\$9,472.77	Repairs & Maintenance Expenses	\$11,150.00	\$1,677.23	17.71%	21.06%
Supplies	\$562.98	Supplies	\$700.00	\$137.02	24.34%	1.72%
Reimbursable expenses	\$1,030.94	Reimbursable expenses	\$-	-\$1,030.94	-100.00%	-12.94%
Total Repairs and Maintenance	\$11,066.69	Total Repairs and Maintenance	\$11,850.00	\$783.31	7.08%	9.83%
Snow Removal		Snow Removal				
Snow removal	\$1,039.50	Snow removal	\$1,500.00	\$460.50	44.30%	5.78%
Total Snow Removal	\$1,039.50	Total Snow Removal	\$1,500.00	\$460.50	44.30%	5.78%
Utilities Expenses		Utilities Expenses				
City of Gunnison	\$13,744.23	City of Gunnison	\$14,600.00	\$855.77	6.23%	10.74%
Total Utilities	\$13,744.23	Total Utilities	\$14,600.00	\$855.77	6.23%	10.74%
		Total General HOA Expenses				
		Reserve Expense				
Reserve income	\$-	Roofing Assessment Payment	\$42,120.00			
Special Assessment	\$45,200.00	TOTAL EXPENSES:	\$96,530.00			
Total Income		Total Income				
Total Expenses	\$88,456.13	Total Expense	\$96,530.00			
NET INCOME	\$778.29	Net Income	\$670.00			

The Willows Condominium Association
Annual Homeowners from Wednesday, October 12, 2022 at 6:00 pm (Colorado time) at
American Legion Post 54 (501 E Virginia), Gunnison CO 81230.

2022 Meeting Minutes

Call to Order/Proof of Notice/Roll Call

The Willows Condo Association annual meeting was called to order 6:00 PM on Wednesday, Oct 29, 2022. The meeting notification was sent out September 9 via emails on file and mailed to the owner's addresses in the Gunnison County Assessor. The meeting was represented by the following owners and a quorum (Defined Per Bylaws Section 4 & 8.) was not established for an official meeting.

HOA Attendees

Unit # 101 Ryan Jordi Proxy for Timothy Carmody and Peter Vannucci
Unit # 102 Tim and Colleen Skulley
Unit # 106 Brittany Callis and Jeannie McGee
Unit # 107 and #204- Erin Barrett proxy for Melanie Smith
Unit # 109 Mary Curb
Unit # 205 James McDonald
Unit # 206 John Janakas
Unit # 209 Katherine Folz
HOA Manager- Ryan Jordi of TAVA Property MGMT.

Approval of Previous HOA Meeting Minutes from May 19, 2021. Ryan Jordi made a motion to approve the meeting minutes, all were in favor, none opposed, and the motion was approved.

Manager's Report

-Ryan Jordi welcomed everyone to the 2022 Willows Condominium Association's Annual Homeowners meeting. He noted that exactly half of the Owners are new as of 2021, an all new BOD, and especially thanked those homeowners that stepped up as BOD: President - Mary Curb, Vice President -KT Folz and Secretary/Treasurer- Ryan Staude.

-Unforeseen HOA maintenance repairs included a water leak in unit 107 crawlspace, and the north building sewer line backed up twice in June, and July. The sewer line was scoped and revealed a large root ball near the tap at the main sewer line that will require excavation to repair.

-Abandoned furniture and non-dumpster trash continues to be a problem and a true cost to the HOA. A couple owners brought up solution ideas such as camera, signage. It was noted by Erin Barnett that camera needs wi-fi and that City Neighborhood Services can help prosecute illegal dumpster with evidence. Ryan Jordi reminded owners that the Rules and Regulations is the owners' "agreement of condo owners and how they want to maintain their common elements", and also the guide for enforcement by the HOA management. Ryan Jordi suggested that owner's make mandatory for their tenants to sign the R & R to help with accountability. Erin Burnett mentioned have all their tenants sign those R & R. John Janakas concurred as good idea to be implemented.

Unfinished Business (Review of 2021 Agenda's 'New Business')

- Reminder about unit water shut offs. Water shut offs for stacked units in crawlspace of the lower unit. Main Valve shut off in crawlspace of unit 101, otherwise curb stop.

- Roof Replacement- Royal Roofing conducted a “screw and glue” maintenance of roof in May of 2022, and they strongly suggested the need for roof replacement as soon as possible. BOD had a special Meeting May 19, 2022 with a unanimous vote to levy a Special Assessment starting August 1, 2022 of \$200 per month per unit for 2 years/24 months to budget for roof replacement. (See Willows Letter to Owners Special Assessment and Dues 5/24/22). John Janakas brought up the 1970’s building with deferred maintenance concerns, including units condensation/moisture issues, and to look at venting outside when roof is done. Mary Curb seconded those concerns and opinions shared. Erin Burnett opinioned concerns with not just replacing fans, and suggested installing a humidistat that removes moisture on demand.

-BOD Meeting in May 19,2022 also voted unanimously to eliminate the pet fee (difficult to enforce) and increase all units HOA monthly dues to \$200 per unit with the purpose to help avoid unforeseen future special assessments. BOD held an informational meeting to owners June 23, 2022 to answer any questions and/or concerns regarding those BOD decisions, a few owners attended.

3. Stain Building (East and North next summer 2022) . New painting areas, with roof assessment costs to owners, this was tabled.

Reports of Officers and Committees. KT Folz thanked Ryan Jordi with HOA management.

Financial Report

-The Association as of October 12, 2022, \$7,029.79 in its checking account, and the restricted reserve account had \$20,698.37. The HOA automatically transfers \$100 per month from operating to reserve that has continued.

-Update on delinquencies, all efforts will be exhausted to get delinquencies paid up will include all provisions provided by the Condo Declarations, and Rules and Regulations.

-The Associations’ 2022 budget was \$29,320 and as of today (Oct 12) current expenses with two months left in the fiscal/calendar year are \$22,307. Ryan Jordi attributed costs savings this year with TAVA not charging same fees as previous management charged, and no snow removal costs.

New Business-

Colleen Skulley identified some concerns observed with other units that included: Unit #203 with multiple cats, strong odor, hoarding, homeowners health, and if urine damaging common elements of walls/flooring, dog poop everywhere around the property, Unit #201 dog barking in unit when unattended, and Unit #105 new tenants nuisances of smoking, and late night noises. Brittany Callis concurred with those same concerns with unit #105 of new tenants, especially of the smoking outside and adjacent to her unit. Erin Barnett opinioned the importance of enforcement of Rules and Regulations, and that she reminds her tenants the common sense be nice to your neighbors, “these are people you live next to”. Ryan Jordi said would follow up on all items mentioned, and reminded the homeowners of the Rules and Regulations, and that if homeowners can’t handle between each other to call Neighborhood Services/Police. Colleen Skulley suggested putting another common bench in courtyard. Ryan Jordi concluded the meeting with thanking the new BOD, owners to be proactive with their HOA and solicited input anytime from homeowners to communicate with their Board members and/or him.

Adjournment- 6:52 PM

The Willows Condominium Association,

I hope the end of 2023 finds you and your families safe and well! Below is the association's annual letter informing you of current issues and to give you a brief recap of the past year.

Unit Keys

Please send Crested Yeti a key to your unit. It is vital that we can get into your unit in case of emergency. Please send them to PO Box 1202 Crested Butte CO 81224 and make sure that they are labeled with your name and unit number.

Roof Issues and Moving Forward

Prompted by recent reports of leaks from multiple upstairs units Scott King of Royal Roofing was engaged to immediately assess the roof situation. During the removal of the old metal roofing, it was discovered that there was significant damage to the OSB (plywood) and next to no waterproofing material remained. The extent of damage and rot was more severe than anyone could have predicted, and it was determined by Mr. King that the roof is not stable and will not withstand another winter load of snow. This roof was the original roof from 1978 and was 45 years old, far past it's useful life.

With the roof opened up and clear evidence of impending collapse of rotting materials, it is clear that this is an emergency situation and we need to proceed with the complete roof repair/replacement immediately while the late fall weather provides a safe window for this work to be done. If we were to postpone this crucial repair, the result would be a continuation of water leakage into units through the winter which would significantly increase the collective costs for repairs. In addition, due to the instability of the rotting sections of the roof, it is possible that sections would have possibly given out under winter conditions, jeopardizing people's safety and the overall integrity and live ability of our units. These necessary repairs have been ignored by the former HOA for many years and we are now at a critical point of repair. We are relieved and so very grateful that Mr. King has agreed to expedite this project for us right now.

HOA Loan for the Roof

In order to afford the new roof, the association is going to have to pull out a loan through Community Banks of Colorado. Currently the HOA is looking at pulling out a 165,000-dollar loan at 8.5% interest for 60 months. When quotes were gathered for this project, by your previous property manager, it was during COVID. As we come out of COVID times, the construction industry has seen drastic increases in material cost and labor cost.

More information regarding the roof and the finances of the roof will be sent out prior to the meeting.

Financials

Financially, the association ran favorable to budget for the year, reporting a net income of \$778.29. Your fiscal year runs from 1/1/23 to 12/31/23. The biggest cost this year was repairs/maintenance and City of Gunnison Utilities.

Looking at the dues for 2024; the Willows is looking at a monthly payment of 450.00 dollars. With 245 allocated towards operating expenses, 10 dollars to reserve, and 195 towards the loan payment.

As of December 1st 2023, the Association has 10,900 in the operating account and 68,000 in reserve account.

Paying Dues

Please remember that your dues are due on the first day of each month. Crested Yeti does not send out monthly statements. You can view your statements 24/7 on your online portal in Appfolio.

You can send checks to:

The Gunnison Willows Condominium Association

P.O Box 1659

Gunnison CO 81230

Using Appfolio:

One standout feature of AppFolio that you'll love is a free ACH (Automated Clearing House) payment processing. This means you can effortlessly make your association dues payments online, securely and at no extra cost. With AppFolio, you have the flexibility to schedule recurring payments or make one-time transactions, giving you complete control over your finances.

With AppFolio, you'll also enjoy 24/7 access to your homeowner ledgers. This means you can check your account balance, review payment history, and track financial transactions at any time, day, or night. No need to wait for office hours or rely on paper statements that can get lost in the mail. Your homeowner ledger is just a click away, providing you with real-time visibility and transparency in your financial interactions with the association.

To set up auto pay please follow the following steps below:

1. Click on Payments on the left-hand side of your screen.
2. Click "Set up Auto Pay"
3. Give your payment a name.
4. Give a date that your auto pay will start. (10/1/2023 is suggested)
5. Choose to either pay,
 - a. Full balance or
 - b. A specific amount

(Highly suggested to pay full balance as you will never miss a payment or be charged late fees. You can set a maximum of what it will draw if you choose to pay full balance)

6. Click "Create Autopay"

Annual Meeting Date

The annual meeting be held on Monday December 11th 2023, at 5:30 P.M at The Fred Field Community Center. We will be in the McDonough room.

I would like to thank your board of directors that have dedicated their personal time to making the association a better place for all the owners.

Please feel free to contact me via phone at 719-551-9222 or via email at Jacob@crestedyeti.com.

Sincerely,

Jacob Dewey

Crested Yeti Property Management

Director of HOA Management and Operations