

**HERITAGE CROSSING AT THE GONDOLA CONDOMINIUMS  
BOARD OF DIRECTORS MEETING**

Date and Time: Tuesday, July 10, 2018 at 11:00 am MDT

Location: Full Circle HOA Conference Room  
560 Mountain Village Blvd., 102B  
Mountain Village, CO 81435  
and via Conference Call

Directors Present: Sherri Reeder, Cody Crowe, Jim Smith

Others Present: Dan Witkowski, Hilary Swenson, Tom Kennedy

Meeting called to order at 11:00 am MDT

Roll call. Determination that a quorum is present; 3 of 3 directors are present.

The meeting was noticed on May 9, 2018 via e-mail and posted to the website.

Entered executive session at 11:00 am to discuss C-5R2 construction and the impact on common elements.

Exit executive session at 11:19 am.

Old Business

Discussion of Responsible Governance Polices.

The policies have been drafted by Tom Kennedy. The directors will review the draft polices, revise if necessary, then send to owners for comment. The polices will be adopted once approved by the directors.

Discussion of assigned parking spaces and the current request from Exclusive Resorts to re-assign 2 spaces. A Declaration Amendment will be required. The Map is not consistent with the Table found in Declaration Amendments. Tom Kennedy recommends noting on the map that the assignments on the map are incorrect and to refer to the most recent Declaration Amendment Table.

Discussion of TMVOA dues that are being assessed to the HOA rather than unit owners directly. The HOA has been paying the HOA dues and are part of the HOA's operating budget.

Direction from the Board to request that TMVOA bill unit owners directly starting January 1, 2019 and notify unit owners of the change. The item will be removed from the HOA's budget in 2019.

Discussion of TMVOA Density Units: TMVOA was billing density unit dues to the HOA for density units held in the density unit bank. When this property first was built there were some excess density assigned to the density bank. The ownership of the density was sold to another party. Unfortunately, TMVOA missed the transfer and kept billing Heritage Crossing HOA for the density units. TMVOA has stopped billing the dues to Heritage. The HOA will request a refund for some of the past billing errors.

Discussion of Rules and Regulations and Construction Rules documents that are not signed. The board will review, revise and adopt. Direction to schedule meeting with board after they have reviewed the documents.

Discussion of garage CO2 system repair.

Meeting adjourned at 11:55 am MDT.

The foregoing minutes were approved at the Board of Directors meeting on November 6, 2018.