

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

Date and Time: Wednesday, May 15, 2019 at 10:00 pm 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, Elyssa Krasic

Meeting called to order at 10:00 pm MDT

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

Proof of Notice was sent via email on May 9, 2019 and posted to the website.

Motion by Cody Crowe, second by Sherri Reeder to approve the November 6, 2018 Board Meeting Minutes. All in favor, motion passes unanimously.

Discussion of suggested changes to the Governing Documents

Rules and Regulations, Construction Rules, Responsible Governance Policies
Submit changes to Tom Kennedy and distribute final version.

Manager Report presented by Dan Witkowski.

Roof performed well in consideration of the extreme snow.

Exterior maintenance painting to be done as needed around venting.

2018 gutter repair completed last week.

Discussion of tunnel leak. Leak is substantially less due to pavers being put back into place.

Interior general maintenance. Normal wear and tear in hallways. Touch up paint as needed.

Fan coil air handler in garage has a small leak. Will need to repair before next winter.

Small leak in main DHW tank to be monitored.

Year End 2018 Financial Review

Q1 2019 Financial Review and Insurance renewal.

Old Business- NA

New Business

Discussion of summer events in Heritage Plaza.

Motion by Cody Crowe, second by Jim Smith to adjourn meeting. All in favor, motion passes unanimously.

Meeting adjourned at 10:32 pm MST.

The foregoing minutes were approved at the Board of Directors meeting on __October 1, 2019_____.