

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

Date and Time: Wednesday, May 27, 2020 at 10:00 am MDT  
Location: Conference Call  
Directors Present: Sherri Reeder, Cody Crowe, Jim Smith  
Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic, Bev Beck joins at 10:08 a.m.

Meeting called to order at 10:03 am MDT

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

Proof of Notice was sent via email on April 13, 2020

*Motion by Cody Crowe, second by Sherri Reeder to approve the October 1, 2020 Board Meeting Minutes. All in favor, motion passes unanimously.*

Association Insurance Renewal

Discussion of proposed premium for property liability coverage and increased crime – fidelity limit.  
Consideration to increase the package policy deductible to reduce the premium by an estimated \$1,300.  
Review of proposed Director and Officer option to add additional defense coverage with Association insurance agent Beverly Beck, Mountain West Insurance Agency.

*Motion by Sherri Reeder, second by Cody Crowe to renew the insurance policies as presented; and to accept the package policy deductible increase and decline the Director and Officer additional defense option. All in favor, motion passes unanimously.*

Manager Report presented by Dan Witkowski

Janitorial services have increased during the pandemic at no additional cost. All high touch services are disinfected twice daily.  
Trash services were reduced in March with about \$4,000 total savings through April.  
Elevator floor tile was recently received.  
Discussion of summer occupancy which is trending to increase June 15, 2020.  
Off season projects include window weather stripping and painting in stairwells.  
Tracks has opened for take-out service.  
Telluride Ski and Golf has not decided when they are opening restaurants or retail.  
Town of Mountain Village has ordered tables for outdoor seating in the plaza.

Financial Review presented by Hilary Swenson

Financial review through April shows a surplus of \$19,000 due to carry over income, trash, and utilities.  
No current collection issues.

Old Business

Discussion of remodel status of #7.  
Discussion of construction rules.  
Discussion of storage #6 & #7 construction.

*Motion by Cody Crowe second by Sherri Reeder to adjourn meeting. All in favor, motion passes unanimously.*

Meeting adjourned at 10:33 a.m., MDT.

The foregoing minutes were approved at the Board of Directors meeting on \_October 15, 2020\_\_.