

**Killington Gateway II – October 2, 2021 Board Meeting,
Dial in: 1-605-475-3220 access code: 538128**

Board Members Attended:

- President Michael Blasi
- Vice President Steve Lydon, Joan Lamarca
- Treasurer John Lydon
- Secretary Lois Tupay

Property Management Attendees

Gail Able
Bill Buschbaum
Whit Montgomery

Financial Attendee

Christine Morrison, CPA

Homeowners Attended:

Loon Bauer Unit 3
Paul Tupay Unit 2
Brian McGuire Unit 24

2021 Board Meeting Schedule

- ~~January 11 6:30 pm~~
- ~~April 12 6:30 pm~~
- ~~July 12 6:30 pm~~
- ~~October 2 8:00 am – Board Meeting~~
- October 2 10:00 am – Annual Owner Meeting

Michael Blasi opened the meeting at 9:05 AM.

Approval of Meeting Minutes: Michael Blasi approved the July 12 board meeting minutes and Joan Lamarca seconds the motion.

Project discussion:

- Heating Units in Basement:
 - Approved moving forward with replacing both heating units in the basement.
 - Christine was given approval to pay the down payment
 - Keyser will install both heaters early November.
- Paving parking lot:
 - Prices are high at this time

- Board agreed to add paving of the upper parking lot to SPRING 2022 and request new quotes for evaluation of cost and construction approach at that time.
Note: Lower parking repaving will be targeted for the following year (2023)
- Front Walkway:
 - Board received new quotes for the walkway, retaining wall and patio. The price more than doubled the original quote.
 - Board agrees to wait until next year to begin this project and hopefully the prices will stabilize.
- Roof
 - Roof continues to be an issue; roofer will be onsite to assess the roofing needs. TKG will facetime Steve into the review.
 - TKG and Steve will provide the Board with an update as to next steps.
 - The power wire to the coils to prevent ice buildup was damaged last year during ice removal. TKG will coordinate with an electrician to repair the damaged wire before snow falls.

Financial Update - Christine Morrison, CPA

- Christine highlighted the budget versus actual figures through 9/2021 and explained any variances
- Homeowners are current with quarterly dues
(Budget attached)

Property Management Update:

- Pool:
 - Pool was schedule to closed mid-October.
- Pool area projects (Bug zappers, Pool house roof, trees)
 - Bug zappers have been installed
 - Pool roof has been completed
 - Tree trimming has been completed
- Main Bldg:
 - Brush cut back on hill behind building to be completed mid-October
- Access to all units:
 - TKG does not have access code to all units.
 - TKG will reach out to the homeowners whose access code is not available to them. Access codes are necessary to monitor heat levels during winter months and if any other issues occur such as a fire alarm going off, gas leaks etc....

- Shed Lock
 - Homeowners were unable to get into the shed. The lock combination was inadvertently changed.
 - Paul Tupay agreed to try multiple combinations to avoid cutting the lock. Combination was found and reset to the old combination.
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- Cut Trees
 - Trees around tennis court and other areas to be trimmed, cut, &/or removed.
 - Work will be schedule for the spring 2022.
 - Building one is not interested in this work effort.
- Front door issue
 - Door is scheduled to be painted. Todd will prime the door first with galvanized primer and 2 coats of semi-gloss oil-based paint.
 - Final coat to be painted prior to winter season.

Michael proposed to end the meeting and it was seconded by Steve Lydon.
Meeting adjourned at 9:59 A.M.