

# Killington Gateway II HOA

## Board of Directors Meeting Minutes

January 26, 2026

Meeting Time: 6:30 PM

Location: Onsite

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### 1. Call to Order

The meeting was called to order at **6:35 PM** by Board President **Michael Blasi**.

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### 2. Attendance

#### Board Members Present:

- Michael Blasi – President
- Pavel Santos – Vice President
- Nancy Spark – Vice President
- John Lydon – Treasurer
- Smith Donelon – Secretary

#### Owners Present (in person or by proxy):

Michael, Nancy, Pavel, Smith, Mike C., Christine, Units 1, 3, 4, 6, 7, 13, 17 (Proxy for Unit 20), 19, 22, and 25.

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### 3. Approval of Previous Meeting Minutes

**Motion:** Michael Blasi moved to approve the minutes from the previous Board meeting.

**Second:** Smith Donelon

**Vote:** Motion passed unanimously.

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## **4. Opening Remarks – Michael Blasi**

### **Weather Update**

- Property inspected following recent snowstorm and cold temperatures.
- No major issues reported.
- Concern raised by Joan regarding low temperatures near the laundry room.

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## **5. Old Business**

### **A. Bank Loan / Sprinkler System**

- Loan process expedited; closing completed.
- Fire Marshal (FM) has reviewed plans onsite.
- Awaiting next steps, including permits.
- Sprinkler heads will be orange and flush-mounted.
- Nancy requested renderings be reviewed by the Board prior to installation.

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### **B. Roadway & Lower Parking Lot Paving**

- Building 1 is leading coordination.
- Work expected in spring.
- Lower lot and roadway from mailbox to lower lot to be repaved.
- Upper lot debris removal to be handled by Tom Rock or Mosher.

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### **C. Cable Contract**

- Current annual cost: \$16,000.
- Contract renews April 1, 2026.
- Board will renew this year (already budgeted) and revisit for next year.
- Discussion opened regarding eliminating cable to reduce costs.

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### **D. Plumbing / Septic Maintenance**

- Consider preventative pipe clearing (recommended every 10 years per former Building Manager).
- Mike C. suggested addressing isolated units first.
- Contacting A1 to review service history.

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### **E. Security Cameras / Ski Closet**

- Break-in attempt reported.
- Nancy and Michael B. researching camera solutions between buildings.

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### **F. Condo Rules Update**

- John and Michael B. reviewing proposed revisions.
- Pet policy updates under consideration.
- ADA compliance review in progress.

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## 6. Sauna Room Renovation Discussion

Proposed scope:

- Full gut renovation
- Repair leaks
- Install new shower inserts
- Replace toilets, sinks, counters
- Paint

Board discussed reassessing the space due to cost and overall need.

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## 7. 2026 Property Management Update – Mike Coppinger

### Repairs & Ongoing Issues

- **Unit #22 Insulation:** Delayed due to access; awaiting improved weather conditions.
- **Gable Roof Issues (#21 & #24):** No vendor response; attorney may be contacted.
- **Roof Leak (#21):** No active leak due to lack of snowmelt.
- **Water System Electrical:** Awaiting second estimate (~\$4,000).
- State of Vermont requesting generator hookup capability for booster pumps.

### Maintenance Items

- Laundry room signage to be added.
- Unit front door replacement: \$120–\$140 (solid core, pre-install).

- Game room door replacement – similar cost.
  - Clean game room light fixtures – scheduled this week.
  - Level pool table – upcoming.
  - Secure air hockey table – under review.
  - Replace stained hallway ceiling tiles – inventory underway.
  - Exterior lights (photocell replaced; issue resolved).
  - Hallway heater locks – exploring replacement lock from Royals.
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## 8. 2026 Spring Projects

- Remove concrete from upper parking lot.
  - Stump removal (quote pending).
  - Bird infestation remediation (lift rental approved; repair holes and fascia boards).
  - Replace fascia boards.
  - Repair heat tape above Unit #21.
  - Install window “eyebrow” for Unit #7.
  - Deck staining program:
    - 7 decks per year on a 4-year rotation cycle.
    - Mike C. reviewing which units remain.
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## 9. Financial Update – Christine Morrison, CPA

[Financial Overview](#) (click for link to full breakdown)

- Avidia Bank account added.
- TD Capital account balance: \$141,639.
- Accounts receivable: Two owners delinquent >90 days.
- Accounts payable: \$25,000 to Encore Fire (clarification needed if includes Unit 1).
- Bank loan liability recorded.

## Notes

- 2018 sewage backup.
  - 2017 sprinkler water tank: 7,000-gallon tank with 6" line.
  - Status of Unit #16 dues pending clarification.
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## 10. Owner Questions & Comments

### Mariya:

- Concern regarding ceiling water damage and potential electrical hazard in unit.

### Joan:

- Previous meeting question not recorded in minutes.
- Asked about homeowner protocol during sprinkler pipe installation.
- Buzzing sound from game room heater.
- New lock requested for downstairs heater.
- Exercise room ceiling hole.
- Sauna shower replacement inquiry.

- Believes plumbing issue is isolated.

**Abdula:**

- Asked about removing baseboard heaters from crawlspace.
  - Requested expanded user access capability.
  - Expressed support for single-sauna concept.
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## **11. Adjournment**

**Motion:** Michael Blasi moved to adjourn the meeting.

**Second:** Nancy Spark and Smith Donelon

**Vote:** Motion passed.

**Meeting adjourned at 8:26 PM.**