

Sun Gate Condominium Association, Inc.
Frisco, Colorado
Minutes of Board of Directors
Sunday, January 21, 2007

Call to Order

The meeting was called to order at on Sunday, January 21, 2007 at 6:00 p.m. at the Cross Creek Condominiums Conference Room, Frisco, Colorado 80443. All Directors were present.

In addition the following owners were present as follows:

Mary Wiethake, Henry Wiethake and Hank Wiethake, 300 Streamside Lane #3

Also present was Mark Sabatini representing Western Slope Management.

Minutes of Prior Meeting

Minutes were approved by the Board of Director from the October 16, 2006 meeting.

Insurance

The board suggested that all unit owners should check their condominium policies to make sure they have coverage for renters other than liability, such as theft. There was an incidence where a short term renter thought some personal property was stolen from a unit, however it was misplaced and the unit owner found the personal property in there unit.

Master Locks/Unit Locks

The board discussed whether to change all locks, including master keys since it was not done after the completion of the condo construction. Stacey Gilbert said she would look into the cost of changing all the lock in the complex.

Maintenance Issues

Stacey Gilbert noted that the exterior door at 300 Streamside Lane was fixed, however the exterior door at 304 Streamside Lane still sticks some. Also, the side carport was damaged by the snow removal company last year still not repaired; Mark Sabatini said he would look into getting in the Spring 2007.

Stacey Gilbert noted that the front halls are filthy and was going to inquire on how often are halls being cleaned.

Parking/Parking Passes

Parking passes were sent to unit owners from Stacey Gilbert and were to be provided to the short term property management. It was noted by Stacey Gilbert that it appears that the short term renters are not using the parking passes.

Snow Removal Issues

It was noted the parking space in front of 300 is not being kept clear of snow and a vehicle is parked at an angle on snow/ice to use the space.

Landscaping

Landscaping was not finished last summer, the Board of Directors should follow up in April 2007 with West Frisco Gateway Master Association.

Adjournment

There being no further business, the meeting was adjourn.

Respectfully submitted:

Stacey Gilbert
Secretary