

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet

Monday, October 24, 2022

5:00 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Bart Thompson, Vice President/Secretary

Daren Roberson, Treasurer

Directors not in Attendance:

Jeanette Savoy, Gateway Park Paired Homes

Harvey Yoakum, Board Member

Also in Attendance:

Krysta Heath, Heath Owners Association Services, LLC

2 Homeowner present, attendance taken

Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:11 p.m. noting that a quorum of the Board was present.

Review Agenda

The agenda was reviewed as presented.

Approval of Minutes

Following review and discussion, Director Neuhaus made a motion to approve the July 12, 2022, minutes as presented. Director Roberson seconded, and the motion was unanimously approved.

Financial Report

Ms. Heath presented the financial statements through September 30, 2022.

Following review and discussion, Director Thompson made a motion to approve the 2023 budget. Director Neuhaus seconded, and the motion was unanimously approved.

HOA Business

The Board ratified the email votes to:

- Approve the transfer pump
- Approve the submersible pump

Following review and discussion, Director Thompson made a motion to approve the 2023 contract with Mill Brothers for landscaping, irrigation, and snow removal services. Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, Director Roberson made a motion to approve the 2023 contract with HOAS, LLC for administrative, accounting, and management services. Director Thompson seconded, and the motion was unanimously approved.

Ms. Heath provided an update on a water attorney. *This has been more difficult than anticipated as most companies are already representing the water share holders and are advising it would be a conflict of interest, even though we are seeking interpretation of the documents. I have contact Altitude Community Law to advise if there are any other recommendations/contacts.*

Following review and discussion of the Ramey Environmental proposals below the Board of Directors would like to table the proposal until Advanced Mechanical's have arrived.

- Transfer pump and vertical turbine pump rebuild
- Vertical turbine pump rebuild
- Additional preventative maintenance

Following review and discussion, Director Neuhaus approved the 2023 proposal from Lawn Doctor Tree Care for tree maintenance. Director Roberson seconded, and the proposal was unanimously approved.

Following review and discussion, Director Thompson made a motion to approve the HB22-1137 policies (Conduct of Meetings, Collections of Unpaid Assessments, and Enforcement of Covenants). Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, Director Roberson made a motion to approve the renewal of insurance with American Family insurance. Director Neuhaus seconded, and the motion was unanimously approved.

Ms. Heath provided an update that she has send the rough draft of website information to Chuck at Majestic Sky. Each sub-association Board of Director's should provide a description of their sub-association community, any contact information, additional relevant information, etc.

Other Business

There was not additional business presented.

Homeowners Concerns/Comments

The following concerns, comments, and/or questions presented to the Board of Directors.

- There will be 1500-1800 homes to the South.
- Michael Brooks – Will there be water in April? *No, June as typically available from Loveland Lake and Ditch. Considered to be in South Platte region and there was a water shortage.*
- Gateway Park Master residents received a reduced tap fee per Town of Berthoud.
- Loveland Lake and Ditch to repair anything in the off season to have water available sooner? *Not to our knowledge.*
- Water obligations for enforcement? *Investigating.*
- Meters on sub-associations to monitor usage? *Has been considered.*
- Reserve study? *Proposals in 2023*
- Director Roberson – We are limited by the size of the pond and the usage of the community.

Next Meeting

The Annual Meeting is scheduled for Tuesday, November 29, 2022, at 5:00 p.m. via Google Meet.

Adjournment

There being no other business to come before the Board, Director Roberson made a motion to adjourn the meeting at 6:20 p.m. Director Thompson seconded, and the meeting was adjourned.

These Minutes are approved as the official Minutes of the Meeting of the Board of Directors of the Gateway Park Master Association, held on October 24, 2022.


Bart Thompson, VP/Secretary