

# GATEWAY PARK

—MASTER ASSOCIATION—

## Minutes of the Meeting of the Board of Directors

Via Zoom

Tuesday, February 9, 2021

6:00 p.m.

### Attendance

#### Directors in Attendance:

Michael Brooks, President

Daren Roberson, Treasurer

Sheri Birdwell, Secretary

Craig Farr, Assistant Secretary

Harvey Yoakum, Board Member

#### Directors not in Attendance:

Jon Reinhard, Vice President

#### Also in Attendance:

Chelsea Bowers and Christi Whisner, Centennial Consulting Group, LLC (CCG)

### Call to Order

The Meeting of the Board was called to order by Ms. Bowers, noting that a quorum of the Board was present.

### Review Agenda

The agenda was reviewed and approved with the amendment of changing item 5d to Water Stock Shares.

### Approval of Minutes

Following review and discussion, Director Yoakum made the motion to approve the meeting minutes from October 19, 2020. The motion was seconded by Director Birdwell, and was unanimously approved.

### Financial Report

Presentation of the Financials through December 31, 2020 - Ms. Bowers presented the financial statements through December 31, 2020.

Discuss Director Yoakum's Concerns of Dues Percentage – Director Yoakum addressed the Board in concerns to how the percentages of dues were split amongst the sub associations. The Board directed Ms. Bowers and Ms. Whisner to speak with the accounting department at CCG to discover why the percentages are divided in the existing way.

### HOA Business

2021 CCG Contract – After review and discussion, Director Brooks made a motion to approve the 2021 CCG Contract. The motion was seconded by Director Birdwell, and was unanimously passed.

Water Usage Letter – The Board discussed sending reminders and education about water usage to homeowners in the sub-associations. The Board directed Ms. Bowers to contact Mill Brothers to determine the date that the irrigation system will be turned on.

Pump House Maintenance Update – Ms. Bowers presented a preliminary quote for pump house maintenance from Advanced Services Company, LLC, and indicated a more detailed quote will be provided at a later date.

Water Stock Shares – The Board discussed the association’s water stock shares. Director Brooks indicated he would be contacting the Town of Berthoud to obtain more information on the Welch Lateral shares.

Trees – Lawn Doctor and Tree Care – Ms. Bowers indicated she will obtain a comprehensive tree care list from Mill Brothers.

Neighborhood Notice – New Developments - Following review and discussion, there were no decisions made at the Board meeting for this item.

Schedule 2021 Board Meetings – Ms. Bowers presented proposed Board meeting dates for 2021.

The dates are as follows:

- May 11, 2021 at 6:00 p.m.
- August 10, 2021 at 6:00 p.m.
- October 12, 2021 at 6:00 p.m.
- December 14, 2021 at 6:00 p.m.

Other Business

None

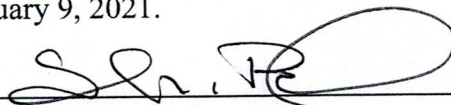
Next Meeting

The next meeting is proposed to be held on Tuesday, May 11, 2021 at 6:00 p.m. likely via Zoom.

Adjournment

There being no other business to come before the Board, Director Brooks made a motion to adjourn the meeting. Director Roberson 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 February 9, 2021.

  
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Sheri Birdwell, Secretary