

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet

Tuesday, March 8, 2022

5:00 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Sheri Birdwell/Bart Thompson, Vice President/Secretary*

Daren Roberson, Treasurer

Harvey Yoakum, Board Member

Directors not in Attendance:

None

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 5:01 p.m. noting that a quorum of the Board was present.

Contractor – Sprague Structural Solutions

The Board of Directors met with Jake Elliot, representative for Sprague Structural Solutions to discuss the four proposals provided to repair the concrete around the pond, *not included any concrete under the pond liner*. Discussed again later in the minutes.

Board of Directors Transition*

Director Birdwell resigned from the Board of Directors as the representative for Gateway Park Residential Community Association (North). Bart Thompson was assigned as the new representative.

Review Agenda

The agenda was reviewed as presented. Director Yoakum added Association Dues to the agenda.

Approval of Minutes

Following review and discussion, Director Neuhaus made a motion to approve the September 28, 2021, minutes as presented. Director Yoakum seconded, and the motion was unanimously approved.

Financial Report

Ms. Heath presented the financial statements through December 31, 2021.

Following review and discussion, Director Yoakum made a motion to approve the removal of the lien on account #FVR2. Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, Director Roberson made a motion to approve the 2021 taxes. Director Yoakum seconded, and the motion was unanimously approved.

Following review and discussion, Ms. Heath was instructed to investigate options to potentially reduce the dues paid by Director Yoakum for the vacant property.

Ms. Heath was instructed to investigate alternative rate options for the water loan.

HOA Business

The Board ratified the email votes to:

- Approve the contract with Mill Brothers for landscaping and snow removal
- To table signs, Sprague Structural Solutions, and lien removal until the meeting.

Following review and discussion, Director Neuhaus made a motion to table installation of water meters to monitor water usage and implementation of a water schedule. Director Roberson seconded, and the motion was unanimously tabled.

Ms. Heath provided an update that Lawn Doctor and Tree Care has the final year of the three-year plan in 2022. They will complete all approved work. They will reevaluate the community and provide recommendations going forward.

Ms. Heath provided an update on the work approved by Ramey Environmental.

The butterfly isolation valve within the irrigation station has already been replaced. The pressure maintenance pump is scheduled to ship this week and should be installed shortly after it arrives at the shop. The mag meter is currently at the shop and will be installed at the same time the pressure pump gets installed. The transfer pump motor was cleaned and the bearings replaced. This motor has already been reinstalled. The vertical turbine duty pump has had the motor cleaned and bearings replaced. It will go back in when the rebuild on the vertical is completed. We have disassembled the vertical turbine, which did take a little more effort than originally anticipated, and are waiting on the new parts from the machine shop. The parts are three weeks out but it shouldn't take long to get the vertical turbine put back together after we receive them. At this point in time I don't foresee any issue having everything completed by early April. Let me know if I can provide any additional information.

Ms. Heath advised that a new lockbox is necessary as the code is no longer functioning. *Two lockboxes will be purchased and installed at the pumphouse.*

Following review and discussion, the proposals from Sprague Structural Solutions will be tabled for reference to be provided to and further investigation conducted by Director Roberson. *He will investigate soil report, talk to an engineer at CTL, inspect the liner for the pond, and provide additional concrete proposals.*

Following review and discussion, Director Neuhaus made a motion to approve the purchase of signage to go around the pond. Director Yoakum seconded, and the motion was unanimously approved.

Following review and discussion, a Master Association website will be voted on via email when all the proposals have been received.

Ms. Heath provided an update that PVREA advised they have decreased the rates.

Other Business

Director Neuhaus advised there are concerns with the alley percentage allocation for the sub-associations. *Ms. Heath was instructed to investigate the authority of the Master Association to intervene.*

Director Thompson provided a recap of the Annual Meetings conducted by Loveland Lake and Ditch, Welch Lateral Ditch, and Handy Ditch.

- The new President is Ken Matthews with the Town of Berthoud.
- The cost per share has increased.
- 1 share costs over \$100,000.
- There was discussion about a potential gravity feed to Gateway from the Welch Lateral Ditch. *Ms. Heath will investigate.*

Homeowners

Concerns/Comments

There were no concerns, comments, and/or questions presented to the Board of Directors.

Next Meeting

The Next Meeting is scheduled for Tuesday, May 17, 2022, at 5:00 p.m. via Google Meet.

Adjournment

There being no other business to come before the Board, Director Yoakum made a motion to adjourn the meeting at 7:04 p.m. 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 March 8, 2022.


Bart Thompson, VP/Secretary