

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet
Tuesday, May 17, 2022
5:00 p.m.

Attendance

Directors in Attendance:

Bart Thompson, Vice President/Secretary*
Daren Roberson, Treasurer
*Harvey Yoakum, Board Member

Directors not in Attendance:

April Neuhaus, President

Also in Attendance:

Krysta Heath, Heath Owners Association Services, LLC
4 Homeowner present, attendance taken*

Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:05 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 Roberson made a motion to approve the March 8, 2022, minutes as presented. Director Yoakum seconded, and the motion was unanimously approved.

Financial Report

Ms. Heath presented the financial statements through March 31, 2022.

Following review and discussion, Director Yoakum made a motion to stay with FNBO at 3.8% for the water shares loan. Director Thompson seconded, and the motion was unanimously approved. *Ms. Heath advised that the balloon payment is \$290,000. There is \$75,000 in the loan reserves for the balloon payment.*

HOA Business

The Board ratified the email votes to:

- Approve the contract with Majestic Sky for the community website.
- Approve the sign installation map.

Ms. Heath provided the information from Altitude Community Law regarding the items below:

- Alleyway – The Master Association has no authority over the alleyway. The sub-associations will be required to coordinate.
- Association Dues Reduction for Harvey (Commercial Lot) – Each entity should remit payment per the allocation. The Board has a fiduciary responsibility to all the sub-associations. *Harvey advised he will be installing an irrigation system.*

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

Ms. Heath provided an update on the work approved by Ramey Environmental. All approved work has been completed and will be tested when water is available.

Ms. Heath provided the below updates on items for Mill Brothers:

- Lockboxes have been ordered and provided to Mill Brothers for install on the pumphouse door.
- Signs have been ordered and sent to Mill Brothers for installation per the sign map.
- Start-up will begin when water is flowing and available. All preparation that was able to be completed prior to receiving water has been accomplished. *Director Thompson advised that he has a LL&D meeting tomorrow and will report back to the Board and management company.*

Following review and discussion, Ms. Heath was instructed to obtain additional information from Telesto regarding the gravity feed to the pond.

- Is the proposal for engineering alone or does it include construction?
- If it does not include construction, what is the estimated construction cost (500-650K)?
- Worth gravity feed vs. replacing pumps?
- What size is the suggested pipe (24 or 36 inches)?

*Harvey departed the meeting.

Director Roberson advised that the Board of Directors meet with an engineer from CLT. They recommend that the cracks are ground and sealed and then Sikaflex is used. They will provide a proposal for fall. This will be tabled until the proposal has been provided to Director Roberson.

Gazebo benches have been tabled.

Other Business

Jim Hendrickson is the President for the Paired Homes. Ms. Heath was instructed to contact him to see if he will be the representative for the Paired Homes.

Homeowners Concerns/Comments

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

- Thank you for the meeting it is appreciated.
- Financials must be shared – *Yes, they are shared to the sub-associations but will not be available on the public website.*
- This is the first he is hearing of Harvey asking for relief of dues.
- Neighboring lots are watering from 7am to 7pm. – *Sub-association management should be notified to enforce.*
- Frances, sub-association management, will not enforce. – *Master Association does not enforce except to sub-association, not the individual. If the problem persists, we can start the enforcement process through the sub-associations.*
- Is Greg Carter still the LL&D President? – *No, now it is Ken Matthews.*
- The area for Harvey can be developed and/or sold.

- Concerned if Harvey does use the water.
- Why do we not have water yet? – *Not flowing in the ditches.*


Next Meeting

The Next Meeting is scheduled for Tuesday, July 12, 2022, at 5:00 p.m. via Google Meet.

Adjournment

There being no other business to come before the Board, Director Thompson made a motion to adjourn the meeting at 6:07 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 May 17, 2022.


Bart Thompson, VP/Secretary