

# GATEWAY PARK

—MASTER ASSOCIATION—

## Minutes of the Meeting of the Board of Directors

Via Google Meet  
Tuesday, July 12, 2022  
5:00 p.m.

### Attendance

#### Directors in Attendance:

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

#### Directors not in Attendance:

N/A

#### Also in Attendance:

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

### Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:08 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 Thompson made a motion to approve the May 17, 2022, minutes as presented. Director Yoakum seconded, and the motion was unanimously approved.

### Financial Report

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

Ms. Heath provided an updated on the outstanding account #O2JM. Following review and discussion. Director Thompson made a motion to proceed with additional collection efforts (lien, collection attorney, etc.) if the account is not paid by the deadline. Director Roberson seconded, and the motion was unanimously approved.

### HOA Business

The Board ratified the email votes to:

- Deny purchase of rental water shares
- Approve the watering schedule
- Approve the fill schedule of 3x per week, *as available*

Following review and discussion, Director Roberson made a motion to deny the purchase of rental water shares. Director Thompson seconded, and the motion was unanimously approved.

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

- Transfer motor and pump – completed

- Flow meter – completed
- Vertical turbine pump inspection – completed
- Clean transfer pump and vault – to be completed this week
- Exhaust fan – emergent – all this week

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

- Lockboxes – completed
- Signs have been ordered and sent to Mill Brothers for installation per the sign map – to be completed this week
- Start-up – completed – was delayed by Loveland Lake and Ditch to conduct repairs to their gates/ditches

Following review and discussion, Ms. Heath provided the additional information obtained from Telesto regarding the gravity feed to the pond.

- Is the proposal for engineering alone or does it include construction? – *Engineering only*
- If it does not include construction, what is the estimated construction cost (500-650K)? – *\$300-500K*
- Worth gravity feed vs. replacing pumps? – Depends on what community would like to have done
- What size is the suggested pipe (24 or 36 inches)? – *24 inches, the same size of the headgate*

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.

\*Director Neuhaus joined the meeting at 5:34 p.m.

Following review and discussion, Director Roberson made a motion to approve Altitude Community Law preparing the required HB22-1137 policies. Director Neuhaus seconded, and the motion was unanimously approved.

Ms. Heath provided an update that she will send the rough draft of website information to Chuck at Majestic Sky.

#### Other Business

There was not additional business presented.

#### Homeowners Concerns/Comments

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

- Plan to water open space? *Director Yoakum - No. it will go dormant and come back when it received moisture. They will spray out weeds.*
- Prohibit treated water on lawns? *-Contact Town of Berthoud for clarification.*
- Daycare center? *- Yes, at Lake Avenue on the N corner.*
- Survey and utility markings at Adams Bank and behind the Paired Homes. *- Director Yoakum - Yes, interested in developing and adding a dentist and chiropractic offices.*
- Will there be apartments on the second floor? *- No, probably single story.*

Next Meeting

- Gateway Park HOA Owners (Chip) frustrated that he has only been able to water a few days per the schedule and repairs. - *It is understood, and we are doing the best we are able to keep the system up and running. However, the water available was reduced and the repairs were unforeseen as a significant amount of maintenance was performed in the off season.*
- Backflow check valve losing water? - *No, not that I am aware of.*
- Can we isolate communities only to allow water on their days? *Yes. However, it would cost a significant amount in man hours to come out daily to change the zones.*
- It was reported that snowpack was at 138% in South Platte Zone, why are we limited? - *We obtain our water from Big Thompson and they did not have as much snow.*

The Budget Meeting is scheduled for Tuesday, September 13, 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 5:57 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 July 12, 2022.

  
Bart Thompson, VP/Secretary