

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet

Tuesday, September 28, 2021

5:30 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Jon Reinhard, Vice President

Daren Roberson, Treasurer via proxy

Sheri Birdwell, Secretary

Harvey Yoakum, Board Member via proxy

Directors not in Attendance:

None

Also in Attendance:

Krysta Heath, Heath Owners Association Services, LLC

Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:31 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 Birdwell made a motion to approve the May 11, 2021, minutes as presented. Director Reinhard seconded, and the motion was unanimously approved.

Financial Report

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

Following review and discussion, removing the lien from account FVR29415444007 will be tabled until October.

Following review and discussion, using the loan reserves to make a payment on the water loan was tabled until the repairs to the pump house have been completed.

Following review and discussion, Director Neuhaus made a motion to approve the 2022 Budget. Director Reinhard seconded, and the motion was unanimously approved.

HOA Business

The Board ratified the email votes to:

- Terminate the contract with Centennial Consulting Group for Accounting, Administrative, and Management Services
- Approve the contract with Heath Owners Association Services, LLC for Accounting, Administrative, and Management Services
- Appoint April Neuhaus to the Board of Directors as the representative for the Gateway Park Homeowners Association (West)

Following review and discussion, Director Neuhaus made a motion to approve the contract renewal with Heath Owners Association Services, LLC for Accounting, Administrative, and Management Services. Director Birdwell seconded, and the motion was unanimously approved.

Following review and discussion of the landscaping contracts from Mill Brothers and Northern Colorado Landscaping additional questions and clarification will be sought from both vendors.

Ms. Heath provided an update that Mill Brothers will complete winterization after the last filling of the pond. The last fill will take place September 30, 2021.

Ms. Heath was instructed to pursue proposals to fix the concrete cracks in the pond.

Director Reinhard advised that rocks are on the pond liner the hold it in place.

A water consumption schedule was discussed. Some of the sub-associations have them in place. Installation of meters and isolation shuts offs was discussed to monitor use.

Ms. Heath provided an update on Lawn Doctor and Tree Care regarding the community trees.

- The work for this year has been completed except one sections of trees that had bees/wasps present.
- The trees with bees/wasps will be treated after they are gone for the season.
- The three-year treatment will continue for 2022.

The gazebo/benches have been postponed for follow up to obtain an update from Director Yoakum.

Following review and discussion, Director Reinhard made a motion to approve replacement of the transfer motor, PMP, flow meter, and to complete the vertical turbine pump inspections totaling \$30,015 by Ramey Environmental. Director Neuhaus seconded, and the motion was unanimously approved.

Following review and discussion, Director Neuhaus made a motion to approve the insurance renewal for \$2324 with American Family. Director Reinhard seconded, and the motion was unanimously approved.

Following discussion, Ms. Heath was instructed to investigate options for a Gateway Park Master Association website.

Other Business

Director Birdwell advised that next year she will be resigning, and her position will be appointed to Bart Thompson as representative of Gateway Park Residential Community Association.

Following discussion, Ms. Heath was instructed to further investigate signage for the following:

- No swimming
- No trespassing
- Pets (leash and pick up waste)

Homeowners

Concerns/Comments

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

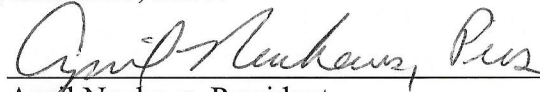
Next Meeting

The Annual Meeting is scheduled for Tuesday, November 16, 2021, at 5:30 p.m. via Google Meet.

Adjournment

There being no other business to come before the Board, Director Reinhard made a motion to adjourn the meeting at 6:48 p.m. Director Birdwell 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 September 28, 2021.



April Neuhaus, President