

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet

Monday, March 14, 2023

5:00 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Bart Thompson, Vice President/Secretary

Daren Roberson, Treasurer

Directors not in Attendance:

Jeanette Savoy, Gateway Park Paired Homes

Harvey Yoakum, Board Member

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.

Review Agenda

The agenda was reviewed as presented.

Approval of Minutes

Following review and discussion, Director Neuhaus made a motion to approve the October 24, 2022, minutes as presented. Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, the Annual Meeting minutes from November 29, 2022, will be uploaded to the AppFolio portal.

Financial Report

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

Following review and discussion, Director Thompson made a motion to approve the 2022 Federal taxes. Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, Director Neuhaus made a motion to approve the 2022 Colorado state taxes. Director Thompson seconded, and the motion was unanimously approved.

Ms. Heath will obtain Reserve Study proposals for consideration. *Michael Brooks advised that there is a 2019 Reserve Study.*

HOA Business

The Board ratified the email votes to:

- Approve Majestic Sky completing the Master Association website.
- Approve the domain name gatewayparkmasterHOA.com

Following review and discussion, Director Thompson made a motion to approve the 2023 contract with Mill Brothers for landscaping, irrigation, and snow removal services. Director Roberson seconded, and the motion was unanimously approved.

Following review and discussion, Director Roberson made a motion to approve the 2023 contract with HOAS, LLC for administrative, accounting, and management services. Director Thompson seconded, and the motion was unanimously approved.

Ms. Heath provided an update on a water attorney. *This has been more difficult than anticipated as most companies are already representing the water share holders and are advising it would be a conflict of interest, even though we are seeking interpretation of the documents. I have contact Altitude Community Law to advise if there are any other recommendations/contacts.*

Following review and discussion of the Ramey Environmental proposals below the Board of Directors would like to table the proposal until Chuck Angerman (former President) has a chance to review. Advanced Mechanical will not be providing proposals.

- Transfer pump and vertical turbine pump rebuild
- Vertical turbine pump rebuild
- Additional preventative maintenance

The owner recommendations from John Minatta were sent to Mill Brothers to advise, provide recommendations/proposals, and/or correct.

Ms. Heath advised that obtaining a water attorney is a work in progress.

Ms. Heath advised that Chris Kirk with the Town of Berthoud has advised we speak with Ken Matthews regarding non-potable water.

Majestic Sky will have a draft website for review at the end of April.

Other Business

The following additional business was presented.

- Welch Lateral Annual Meeting – Gateway Park Master has 5 shares.
- Loveland Lake and Ditch Annual Meeting
 1. The representative for Big Thompson stated that Gateway Park Master is the last to receive water.
 2. The gate to the S need repairs. *It is from 1927.*
 3. Ken Matthews with the Town of Berthoud is the President.
- PVREA Annual Meeting is on April 1, 2023.

Homeowners Concerns/Comments

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

- John Minatta replaced Jim Hendrickson on the Paired Homes Board of Directors.
- John Minatta would like to form a Landscaping Committee. He is willing to Chair the Landscaping Committee for the Gateway Park Master Association. Bart Thompson will be a member of the Landscaping Committee. A walk-through will be scheduled with Mill Brothers.

- Michael Brooks advised that the sidewalks were not cleared after the last snowstorm. John Minatta advised that they were cleared by Mill Brothers, and they did an adequate job.
- Michael Brooks advised more owners might attend in person meetings. *He was informed that virtual meetings work best for the Board of Directors schedules.*

Next Meeting

The next meeting is scheduled for Tuesday, May 23, 2023, 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 5:52 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 14, 2023.


Bart Thompson, VP/Secretary