

# GATEWAY PARK

—MASTER ASSOCIATION—

## Minutes of the Meeting of the Board of Directors

Via Google Meet  
Monday, May 23, 2023  
5:00 p.m.

### Attendance

#### Directors in Attendance:

April Neuhaus, President  
Bart Thompson, Vice President/Secretary  
Daren Roberson, Treasurer \*via proxy  
Jeanette Savoy, Gateway Park Paired Homes

#### Directors not in Attendance:

N/A

#### Also in Attendance:

Krysta Heath, Heath Owners Association Services, LLC  
1 Homeowner present, attendance taken

### Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:06 p.m. noting that a quorum of the Board was present.

### Review Agenda

The agenda was reviewed as presented.

### Financial Report

Ms. Heath presented the financial statements through April 30, 2023.

Following review and discussion, Director Neuhaus made a motion to approve the proposal from Aspen Reserve Specialties for a Level 3 with a 9-week turnaround. Director Savoy seconded, and the motion was unanimously approved.

### HOA Business

The Board ratified the email votes to:

- Approve Ramey Environment to complete the Transfer Pump Vertical Turbine Pump Rebuild
- Approve Ramey Environment to complete the Vertical Turbine Pump Rebuild
- Approve Ramey Environment to complete the Additional Preventative Maintenance
- Approve Mill Brothers to install three Rain Sensors in the master common area.
- Approve the website layout.
- Meeting minutes from March 14, 2023

Ms. Heath advised the Board of Directors that Majestic Sky (website designer) is seeking descriptions of the sub-associations, reviews, and a mission statement. Please provide that information for your sub-association. The site is anticipated to go live early June.

Ms. Heath provided an update from Ramey Environmental regarding the approved maintenance. *“We have completed the preliminary startup of the irrigation station. We verified that the system powers up with no issues and the piping was connected. We noticed that the filter element was not on site, so the irrigation contractors will have to bring this back to site before we run water through the system. I did talk with Scott and he said that he would be in contact with the ditch rider to let me know when we would be able to transfer water and start pumping. At that point we will be able to tune the station. We also found that the wiring for the remote readout for the flow meter had gotten cut. It would appear that the landscaping crew may have caught this with their weed trimmer. We did replace the wire, buried it deeper, and ran it inside a piece of conduit. We also started on the rebuild of the transfer pump vertical turbine. We are working with the factory to get the needed parts. I do plan on pulling the second distribution vertical turbine pump within the next couple of weeks. This should not effect station or water usage this season. Let me know if you have any questions or if anything else comes up.”*

Ms. Heath provided an update that the rain sensors will be installed after the system has been activated.

Ms. Heath provided the update from Loveland Lake and Ditch. *They anticipate having water in early June. We are waiting on the allocation per share to see if there will be any water restrictions. There are water shares available for rent if necessary. They are \$1,000 per share. As soon as water is flowing in the ditch the pond will be filled and the system pressurized.*

The landscape walkthrough with Mill Brothers is scheduled for June 7, 2023, to wait for the system to be active. The recommendations from the Landscape Committee will be discussed during the walkthrough.

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

#### Other Business

There was no additional business presented.

#### Homeowners Concerns/Comments

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

- Is \$40,000 all for the pumphouse maintenance? *Yes, \$27,000 has been spent on the work completed by Ramey Environmental.*
- Three rain sensors have been approved. *Yes, they will be installed in the common areas.*

Next Meeting

The next meeting is scheduled for Tuesday, July 26, 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 5:28 p.m. Director Neuhaus 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 23, 2023.

  
Bart Thompson, VP/Secretary