

# GATEWAY PARK

—MASTER ASSOCIATION—

## Minutes of the Meeting of the Board of Directors

Via Google Meet

Wednesday, July 26, 2023

5:00 p.m.

### Attendance

#### Directors in Attendance:

April Neuhaus, President \*via proxy

Bart Thompson, Vice President/Secretary

Daren Roberson, Treasurer

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 5:04 p.m. noting that a quorum of the Board was present.

### Review Agenda

The agenda was reviewed as presented. Ms. Heath made an addition to the agenda under HOA Business - Ramey Environmental – Pond Aeration System.

### Financial Report

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

Ms. Heath advised that the Reserve Study deposit has been paid. When the draft arrives, it will be sent to the Board of Directors for review.

### HOA Business

The Board ratified the email votes to:

- Approve the final website.
- Meeting minutes from May 23, 2023

Ms. Heath provided an update that Mill Brothers informed them that the CFS increased on July 3, 2023, and that water is not a concern at this time and no restrictions will be necessary until further notice.

Ms. Heath provided an update that Mill Brothers installed the rain sensors for the common area.

Following review and discussion, Director Roberson made a motion to approve Ramey Environmental conducting repairs to the pond aeration system. Director Savoy seconded, and the motion was unanimously approved.

Following review and discussion, Director Roberson made a motion to continue to irrigate the area along Lake Avenue. Director Savoy seconded, and the motion was unanimously approved.

The landscape walkthrough with Mill Brothers scheduled for July 19, 2023, was cancelled due to lack of attendees.

Ms. Heath provided an update that Mill Brothers does not provide “rainwater recycling” services.

Ms. Heath provided an update that the deceased trees will be removed by Lawn Doctor as part of the pruning services for 2023.

Ms. Heath informed the Board of Directors that the tree stumps will not be removed/ground out. Ms. Heath was informed there are several other stumps around the property. Ms. Heath was instructed to map out all the stumps and obtain proposals for removal. Director Roberson advised that he also has contractors that may complete this task and asked to receive the map once completed.

Following review and discussion, Director Roberson made a motion to table SMS texting as he did not want to vote on this matter as Director Neuhaus’s proxy. Director Thompson seconded, and the motion was unanimously approved.

Ms. Heath was informed that they are happy with their current contractors to obtain renewals for 2024 to prepare the 2024 budget.

#### Other Business

There was no additional business presented.

#### Homeowners Concerns/Comments

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

- The island on Lake has been overwatered consistently. *Ms. Heath will contact Mill Brothers again to investigate.*
- There is a covered stop sign. *Please contact Code Enforcement.*
- Are there watering restrictions? *Not currently.*
- Bart Thompson stated that Ken Matthews stated we could store water in the pond to have it available to conduct any necessary repairs and have the system pressurized for when water is available. *Ms. Heath will contact Ken Matthews to confirm in writing as we were previously informed that was not permitted.*
- When will Loveland Lake and Ditch drop the lake to conduct repairs? *Ms. Heath will contact Gene to advise.*

#### Next Meeting

The next meeting, Budget Meeting, is scheduled for Tuesday, September 26, 2023, at 5:00 p.m. via Google Meet.

Adjournment

There being no other business to come before the Board, Director Roberson made a motion to adjourn the meeting at 5:44 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 26, 2023.

 VP/Sec  
Bart Thompson, VP/Secretary