

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the 2023 Annual Owners Meeting

Via Google Meet

Tuesday, November 28, 2023

5:00 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Bart Thompson, Vice President/Secretary

Daren Roberson, Treasurer via proxy

Jeanette Savoy, Assistant Secretary

Directors not in Attendance:

N/A

Also in Attendance:

4 owners/lots present, attendance taken

Krysta Heath, Heath Owners Association Services, LLC

Call to Order

The Meeting of the Board was called to order by Ms. Heath at 5:04 p.m.

Introductions

Introductions were conducted by HOAS, LLC, the Board of Directors, and owners.

Review Agenda

The agenda was reviewed as presented.

Approval of Minutes

Following review and discussion, April Neuhaus made a motion to approve the Annual Meeting minutes from November 29, 2022. Jeanette Savoy seconded, and the motion was unanimously approved.

Financial Report

The 2024 budget was ratified.

Annual Education

The 2023 Reserve Study has been posted to the website.

Other Business

There was no additional business presented.

Homeowners

Concerns and

Comments

The following concerns/comments were presented:

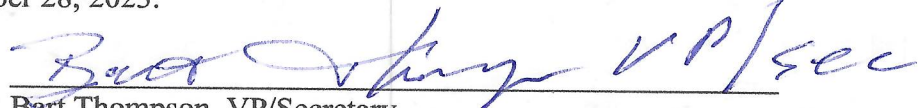
- I do not see the loan on the 2022 or 2023 budget. *Ms. Heath advised where it is located.*
- Can we see actuals? *Yes, and Ms. Heath advised if the Board would like they may also be uploaded to the website.*
- Reserve Study is not from 2023, but 2018. *Ms. Heath advised that the new one was uploaded after October 30, 2023, when it was approved by the Board of Directors.*
- How much would use of the Town of Berthoud water be vs. the non-potable system? *April advised that they are limited to non-potable water per the development agreement.*

- Who compares budget vs. Reserve Study? *Management company and the Board of Directors.*
- Does it make sense not to increase at this time? *The budget for 2024 did not show a need to increase. It will be evaluated annually.*
- How much of non-potable system working was due to the rain? *Ms. Heath advised that while the rain provided extra water and/or helped to conserve the water available to the community the non-potable system received a complete rebuild over the last few years and was always functional throughout the 2023 season.*
- April advised that these are not cheap fixes and are lasting repairs.
- Bart reiterated that all items have been overhauled, rebuilt, and/or replaced.
- Bart advised that Loveland Lake and Ditch will be repairing the headgate in February of 2024, weather permitting.
- Who is Placer Development? *Adam's Bank is Placer Development, Jim Yoakum.*
- Is the electric really \$10k? *Yes, roughly \$10k annually, give or take depending on when water is released for the non-potable system.*
- Are solar panels required for new buildings to use for community power? *No, we are not able to require solar panels to be installed on individual owner(s) property for community use.*

Adjournment

There being no other business to discuss, Bart Thompson made a motion to adjourn the meeting at 5:55 p.m. Jeanette Savoy seconded, and the meeting was adjourned.

These Minutes are approved as the official Minutes of the Annual Meeting of the Owners of the Gateway Park Master Association, held on November 28, 2023.


Bart Thompson, VP/Secretary