

GATEWAY PARK

MASTER ASSOCIATION

Minutes of the 2024 Annual Owners Meeting

Via Google Meet

Tuesday, November 5, 2024

5:00 p.m.

Attendance

Directors in Attendance:

April Neuhaus, President

Bart Thompson, Vice President/Secretary

Daren Roberson, Treasurer

Jeanette Savoy, Assistant Secretary

Directors not in Attendance:

N/A

Also in Attendance:

3 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 5:01 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 28, 2023. Bart Thompson seconded, and the motion was unanimously approved.

Financial Report

The 2025 budget was ratified.

Annual Education

The Hierarchy of Governing Documents has been posted to the website.

Other Business

There was no additional business presented.

Homeowners

Concerns/

Comments/

Questions

The following concerns/comments were presented:

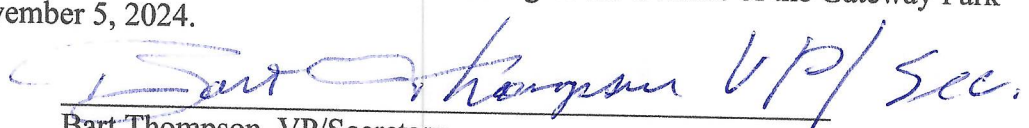
- Development with multi-levels (corner lot previously owned by Harvey) wants to annex out of the Master Association. *Daren Roberson and Ms. Heath do not believe they are able to do so without the proper process and voting procedure. When they purchased the land, they knew it was part of the Master Association and what the dues were. They would still have the benefits and access to all the amenities provided by the community. Also, they would receive permit credits for using the non-potable water.*
- Harvey paid for water and did not use any. *Correct, that was the "holding cost" for the land. If he sold the land, he would not have had to pay those dues. Dues were also for other expenses in addition to water.*

- What will the impact of the new development be to the water? *It is unknown currently as they have not finalized the landscaping plans. They will mainly build on the land so there will be less acreage to water.*
- How far along is the development in the planning process? *They still must complete a traffic study, landscaping study to determine water usage, etc. The plans were not well received at the Town of Berthoud meeting.*
- How do we get the information out to the community? *Ms. Heath sent the Town of Berthoud information on September 6, 2024. She will send any additional information provided to her from the Town of Berthoud.*
- Thank you to the Board of Directors and Ms. Heath for their efforts in the non-potable season to get the system active timely, to have minimal problems, and to extend the availability of the non-potable water into October.

Adjournment

There being no other business to discuss, Jeanette Savoy made a motion to adjourn the meeting at 5:24 p.m. April Neuhaus 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 5, 2024.


Bart Thompson, VP/Secretary