

GATEWAY PARK

—MASTER ASSOCIATION—

Minutes of the Meeting of the Board of Directors

Via Google Meet

Tuesday, October 7, 2025

5:00 p.m.

Attendance

Directors in Attendance:

Michael Brooks, President
Bart Thompson, Vice President/Secretary
Daren Roberson, Treasurer
Jeanette Savoy, Asst. Secretary

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 5:00 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 financials through August 31, 2025.

Following review and discussion, Director Thompson made a motion to approve the 2026 budget at \$250,000 with a full refinance of the loan. Director Brooks seconded, and the motion was unanimously approved.

Following review and discussion, Director Savoy made a motion to approve the Phone/Email Policy per HB25-1043. Director Brooks seconded, and the motion was unanimously approved.

Following review and discussion, Director Savoy made a motion to approve the Collections Policy per HB25-1043. Director Thompson seconded, and the motion was unanimously approved.

HOA Business

The Board ratified the email votes to:

- Approve the meeting minutes from April 22, 2025
- Approve renewing the CD at 3.45% for 6 months
- Approve informing the community about LL&D for 2025/2026.
- Approve tabling landscaping improvements until we have more information regarding water availability.
- Approve tabling the 2026 Mill Brothers contract.
- Approve the 2026 Lawn Doctor contract.
- Approve the 2026 HOAS, LLC contract.

Ms. Heath provided an update that Loveland Lake and Ditch will have the repairs to the headgates completed. Loveland Lake and Ditch will be last to fill up. We will rely on Mother Nature to supply water. Will have more information next year.

Ms. Heath advised that the winterization of the master system will take place on October 9, 2025.

Ms. Heath was instructed to generate a clear and concise explanation of Loveland Lake and Ditch for the community.

Ms. Heath provided an update that the backflow and meter are ready for water in 2026 if potable water is required through the Town of Berthoud.

Following review and discussion, Director Thompson made a motion to approve the 2026 contract with Mill Brothers for landscape maintenance. Director Savoy seconded, and the motion was unanimously approved.

Other Business/
Homeowners
Concerns/Comments

The following additional business, concerns, comments, and/or questions were presented.

- Sufficient water for next year? *Unknown, until we know snowpack/melt.*
- End cap at Mt. Meeker and Glacier. *Will ask Mill Brothers.*

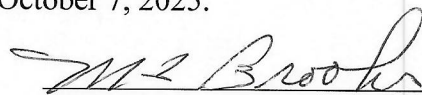
Next Meeting

The next meeting, Annual Meeting, is scheduled for Tuesday, November 4, 2025, 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 6:11 p.m. Director Savoy 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 October 7, 2025.

 PRESIDENT GPKM-DOA
Michael Brooks, President