

Gateway Greens Community Association, Inc.
Board of Directors Meeting/Budget Approval
Thursday, October 22, 2009 @ 9:00 AM
Held at Services District Offices

Present: Denny Whitworth, Gregg Miller, Delores Linscott, Jim Newlin, Brian Mook, Lourdes McLeod & John Spina representing Alliant Property Management.

1. Call To Order 9AM / Quorum established

2. Proof of Notice of Meeting given

3. Homeowner Comments

- a. Bob Clark
 - i. What is the additional \$15,000 for management? Denny Whitworth commented on the additional services provided by the management company as well as hiring an onsite administrative assistant.
- b. Rod Senior
 - i. Budget Format, Jim Newlin commented that the financial statement are available to owners upon written request, certified request audit when was it last done?
 - 1. Response: 2008
 - ii. WCI Settlement \$162,000? Why not \$500,000?
 - 1. Response: It was allocated to reserves (a large portion) in June 2008.
 - iii. What is in the bank today?
 - iv. \$248,000 in operating
 - v. Road repairs why does it show 0?
 - vi. Management Contract increase \$15,000?
 - 1. Response: Cost of Assistant, DRC, Covenant enforcement, Gate Access.
 - vii. Comcast \$576,000 for 2009? Why the 16% increase?
 - 1. Jim Newlin Responded
 - viii. Enforced lawn maintenance. What is this for?
 - 1. Brian Mook Responded
 - ix. Tree Trimming: Why the increase in the 2010 Budget, and is it necessary?
 - 1. Oak trees will be trimmed in 2010
 - x. Mulch: Why the increase?
 - 1. Based on past budgets
 - xi. Wages: Why 4% increase?
 - 1. Brian Mook Response: no increase for 2008
- c. Ed Snyder
 - i. Comcast liabilities for 2010: Is the increase being paid in 2010?
 - 1. Jim Newlin commented
- d. Bob Francis
 - i. TEM Systems contract: Requesting that the contract be reviewed

4. New Business

- a. Approval for 2010 Budget

Motion: Motion was made by Brian Mook to adopt the 2010 Budget for the amount of \$337.00 quarterly fees, Gregg Miller seconded, all in favor.

5. President's Report

- a. Management Contract

Motion: Motion was made by Jim Newlin to approve the management contract with revised language, Brian Mook seconded, all in favor.

6. Treasurer's Report

- a. No additional comments made at this time

7. Adjournment

- a. 10:15 am