

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, August 13, 2009 @ 8:30 AM
Held at GGCC

Present: Denny Whitworth, Brian Mook, Delores Linscott, Jim Newlin, Lourdes McLeod representing Alliant Property Management.

- 1) **Call to order /quorum established**
- 2) **Proof of Notice given:** The meeting was called to order at 8:30 am.
- 3) **Resident Comments:** None
- 4) **Approval of June 23, 2009 Board meeting minutes.**

Motion: Motion was made by Brian Mook to approve minutes as presented, Delores Linscott seconded, motion passes.

- 5) **Property Manager Report-** verbal report given
 - a) Customer Service Call Log provided.

6) **President's Report**

- a. Board discussion on WCI parcel. Landscape committee to provide list of desired improvements to be presented to WCI.
- b. Owners of home on corner of Wellesly Court requested the board not removed the architectural features built by WCI and subject to an easement with Gateway Greens. Property Manager asked to have the easement voided and so recorded.
- c. President reported on a legal opinion from Condo & HOA Law group that the Association had the right under the law to deny use of the automatic gates to members delinquent on their association dues provided the Association's governing documents also allowed it. The Declaration does allow the Association to deny use of common area facilities for non-payment of Association dues.

Motion: Motion was made by Denny Whitworth to deactivate transponders for owners who are delinquent on their HOA dues more than 60 days. After the first 30 days delinquent members will be sent a 30 day warning letter during which time the member has the right to an appeal hearing. Delores Linscott seconded, all in favor motion passes.

- 7) **Treasurer's Report-** Jim Newlin provided the Board with a current status of delinquencies.

Motion: Motion was made by Jim Newlin to not waive late fees for homeowner appeal to waive late fees, denied unanimously.

- Robert Flannery of 11310 Mahogany Run requested through the foreclosure court a payment plan to work off his arrears.

Motion: Motion was made by Jim Newlin to approve the Court supervised payment plan and to suspend late fees and interest charges provided the suspended charges will be reinstated should the member fail to make an agreed upon payment within five days of its due date. In addition, the foreclosure action will be reactivated at the point it was halted should the member default. Denny Whitworth seconded, and all in

favor passing the motion.

- Comcast- Jim Newlin commented on the continued negotiations with Comcast.
- The membership budget meeting was set for 10/22/09

8) VP of Operations report

- a) **2009 Paving Program-** Brian Mook, Delores Linscott second \$60,000 with Grand Isle added. Approved Cougar Contracting.
 - a. **Tree Trimming** – Brian provided the Board with specifications & bid documents for a three year tree trimming contract. In addition he provided a proposed list of bidders.

Motion: Motion was made by Brian to approve the bid package and bidders list. Denny seconded the motion and it as unanimously approved.

- b) **Wall Project-**Board updated on status
 - a. Plants are in and the irrigation will begin on 8/17/09

9) Committee Reports

A) Covenants Committee- Board discussion held on fall plantings

- a. Champions Green
 - i. Lawn mowing should be included in Gardner Case contract.
- b. Pedestrian entrance at Walden Lakes
 - i. Pillars need to be repaired
 - 1. Dennis Cowan

B) Access Control Committee

Motion: Motion was made by Denny Whitworth to allow residents with metalized windshields that require the license plate transponder to be charged \$25.00 (same as others). Brian Mook second, All in favor motion passes.

- a) Priority: Board instructed the property manager to address all member complaints about the operation of the transponder tag as the first priority. Second priority is to input all home owner information sheets.

C) DRC

- (a) The committee requested to removal of Peggy Eisenberg.

Meeting is adjourned at 11:30 AM