

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, May 14, @ 8:30 AM**  
**Held at Gateway Golf and Country Club**

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

1. **Call to order**
2. **Proof of Notice given:** The meeting was called to order at 8:30 am. A quorum is established.
3. **Approval of April 22, 2009 Board meeting minutes.**

**Motion 1:** Motion was made by Brian Mook to approve minutes from April 22, 2009 Board meeting, Jim Newlin seconded, motion passes.

**4. Property Manager's Report –** Written report submitted

- Spoke with Karen to discuss process of covenant enforcement
- 4/27/09 Jesse from Gateway services request Guards use orange tape to mark lights out along Westlinks and Gateway Greens Dr. - They have repaired the list from April.
- 4/28/09- letters of approval sent to 11380 Bent pine, 11878 Grand Isle, 11764 Joyce Remus, 11540 Mahogany Run per DRC and copied Donna Williams
- 4/28/09 provided Brian with Specs for road repairs at Bent Pine, Fairway Pointe lane, Teak circle, White pine lane, Calloway Greens entrance only
- Corresponded with Gregg Miller on gate access concerns
- 05/11/09 attended landscape committee meeting 9-11am. Committee requests Alliant obtain two additional bids for this project. Contacted Blue Heron and Collier Irrigation
- 5/12/09 Spoke with Greg Miller re: transcore update – Greg asked that I set up a meeting with Joe (TEM) Brian Mook and myself to discuss the data entry process of the homeowner information sheets. Emailed Joe and requested a meeting to discuss data input. Will possibly meet next week.
- Received settlement check for the Hampton Greens accident. Brian Mook has requested a depreciation schedule from the adjuster.

**5. President's Report:**

- Denny Whitworth informed Board of the resignation of Burnie Williams. Nominations were called for filling Board vacancy.

**Motion:** Motion was made by Delores Linscott to nominate Bob Clark to the Board, Denny Whitworth seconded, discussion held.

**Motion:** Motion was made by Brian Mook to nominate Gregg Miller to the board, Jim Newlin seconded, discussion held.

Board voted by secret ballot and appointed Gregg Miller to the Board. Committee assignments were discussed and voted on. Brian Mook is the Covenant Committee representative from the Board. Denny Whitworth and Delores Linscott were appointed as representatives on the CRC committee. Discussion held on position of the budget director for the reserve accounts.

**Motion:** Motion was made by Brian Mook to amend the officer's duties and responsibilities adopted on March 9, 2009, remove budget director and add to Treasurer responsibility, seconded by Delores Linscott, all in favor.

Directional Signs- Discussion held on design and locations of the directional signs in the community. Two Gateway Green signs will be added one at each location at the

Main Gate and Westlinks. Caution and Directional signs will be eliminated where possible. Gateway Greens will assume the responsibility of the golf cart signs.  
Fishing Regulations: Denny requested the Gate Access committee give a recommendation to the Board about this topic.

**6. Treasurer's Report:** Jim Newlin presented the Board with draft financials as of May 14, 2009. Homeowner defaults were discussed.

- Comcast- Meeting is scheduled for May 15, 2009 with the finance department at Comcast to discuss the overcharges.

**Motion:** Motion was made by Jim Newlin to allow Chris Shields act as a liaison to look over the contract with Comcast and the support the HOA, Brian Mook seconded all in favor.

**7. VP of Operations report:** Brian Mook reported:

- Two additional bids were solicited on the irrigation repairs.
- The shadow on the wall results from the stucco applications and does not need to be repainted. Shrubs will cover the area anyway.
- New signs will be funded out of Acct. 5010 and the wall account will be closed out this year. Brian made the motion and was seconded by Delores.
- Brian reported the sidewalk project was completed.

**8. Committee Reports:**

- **Landscape Committee:**
  - i. The landscape contract with Gardener Case was unanimously approved.
- **Access Control Committee:**
  - Motion by Brian Mook to approved the Transponder Policy statement and the application forms. Seconded by Jim Newlin and unanimously approved
- **Community Relations Committee:**
  - CRC committee guidelines were unanimously approved as amended.
  - Story ideas for the summer newsletter were unanimously approved as amended.

**9.** Meeting adjourned at 12 noon.

Respectfully submitted by Delores Linscott



