

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, June 11, 2009 @ 8:30 AM
Held at Gateway Services District

Present: Denny Whitworth, Brian Mook, Jim Newlin, Gregg Miller, Delores Linscott, Lourdes McLeod and John Strohm 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 May 28, 2009 Board meeting minutes.**

Motion: Motion was made by Jim Newlin to approve minutes as presented, Gregg Miller seconded, motion passes.

4. **Property manager report-** presented in written format – Board discussion held

5. **President's Report –**

- Alliant's supplemental services agreement- John Strohm was present to inform the Board of the need in hiring an on site assistant for the community offering the much needed support to several committees of the HOA as well as assisting in the day to day operations of the community. Board discussion held.

Motion: Motion was made by Jim Newlin to accept proposal for an onsite personnel, Gregg Miller seconded, four in favor Delores Linscott opposed, motion passes.

- Alliant Management agreement – Denny would like the Board to review the management agreement currently in place and recommend changes as needed. Board discussion held.
- Dennis Cowan was present to submit proposal on community signs.

Motion: Motion was made by Gregg Miller to approve proposal submitted by Dennis Cowan, Jim Newlin seconded, Three in favor, Brian Mook and Delores Linscott opposed. Motion passes

- Irrigation discussion held- Board requests proposals be reviewed with Delores Linscott and award to lowest bidder once competitive bids have been received.

6. **Treasurer's Report-** Jim Newlin provided the Board with an overview of the current financials for the community. Informed the Board of demand letters being sent out to delinquent owners and that collections are being pursued aggressively. Discussion held on current collection policy.

- **Comcast-**

Motion: Motion was made by Jim Newlin in order to demonstrate to Comcast that Gateway Greens is willing to set aside contract and file suit if necessary for a declaratory judgment to find that the contract is enforceable, Delores Linscott seconded all in favor, motion passes.

7. **VP of Operations-**

- **Street Lights-** Brian Mook informed the Board on proposal obtained from Young's electrical to repair 87 light fixtures.

Motion: Motion was made by Brian Mook to approve proposal submitted by Young's Electrical in the amount of \$30,276.00 account code #5030, Delores Linscott seconded, all in favor, motion passes.

- Westlinks expansion- Brian updated the Board on plans submitted for pavement modifications at Westlinks. Hole Montes will be contacted for follow up.

8. Committee Reports-

a) **Landscape committee-**

- **Committee appointment (Kim Gradwell)**

Motion: Motion was made to appoint Kim Gradwell to committee, Brian Mook seconded, all in favor, motion passes.

- **Wellesley court easement** – Board discussion held on easement. Delores Linscott will contact homeowner for further discussion.
- **Hampton Green easement-** discussion held
- **Tree trimming contractor recommendations** – Discussion held on current contract held with The Tree Service, recommendations made on other vendors for the community.

Motion: Motion to acknowledge the President of Summerwind Master Association as the Representative for the residents of Summerwind. Denny Whitworth presented and Brian Mook seconded, all in favor motion passes.

The Board of Governors recognizes the President of the Summerwind Master Association as the representative of the residents of Summerwind to include the sub-associations of Golfview I, II III and Lakeview I & II. As such, the Summerwind Master Association president is entitled to cast votes of all members of Summerwind on matters that the members of Gateway Greens are entitled to vote provided the conditions of Article 5 of the Gateway Declaration and protective covenants are met.

b) **Access Control committee-**

- Progress report given by Gregg Miller

c) **DRC**

- Member resignation – Andrea Harley resignation accepted by motion
- Control sheet

Meeting is adjourned at 12:30 PM