

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, June 25, 2009 @ 9:00 AM**  
**Held at Gateway Services District**

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

1. **Call to order /quorum established**
2. **Proof of Notice given:** The meeting was called to order at 9:00 am.
3. **Approval of June 11, 2009 Board meeting minutes.**

**Motion:** Motion was made by Jim Newlin to approve minutes as presented, Brian Mook seconded, motion passes.

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

5. **President’s Report –**

- Wellesley court easement- Board discussion held.

**Motion:** Motion was made by Gregg Miller that the owners of 12200 Wellesly Court be notified of the GGCA’s intention to abandon the easement located at lot 53, Block A of Gateway Phase II and to remove the improvements and replace with sod, Jim Newlin seconded, all in favor, motion passes.

Alliant will notify the owners that they shall be given 30 days to request the improvements not be removed.

- Villas request- tabled for future meeting.
- Revised summer schedule- Board discussion on summer schedule

**Motion:** Motion was made by Denny Whitworth to cancel the Board meeting scheduled for July 9, 2009, Jim Newlin seconded, all in favor, motion passes.

6. **Treasurer’s Report-** Jim Newlin provided the Board with an overview of the current financials for the community. Audit report is complete and copies have been provided.

- Collections status- Board discussed collection accounts as of this date.
- Comcast- Jim Newlin informed the Board of the process with the attorney

**Motion:** Motion was made by Jim Newlin to accept Bob Labelle to the finance committee, Denny Whitworth seconded, all in favor, motion passes.

7. **VP of Operations report-**

- Wall completion- Board discussion held on proposal submitted by Gardner Case in the amount of \$19,700.00 for irrigation project for the wall. Ryan’s tree service provided an estimate in the amount of \$1000.00 to trim trees around the street light poles requiring updates.

**Motion:** Motion was made by Brian Mook to accept proposal #33453 from Gardner in the amount of \$19,700.00, Jim Newlin seconded, all in favor, motion passes. To be funded from reserve account # 5010.

Westlinks expansion- tabled for future meeting

- 2009 paving program- tabled for future meeting

**Motion:** Motion was made by Brian Mook to approve Ryan’s tree service in the amount of \$1000.00 to trim trees around street lights, Jim Newlin seconded, all in favor, motion passes. To be funded from reserve account # 5030.

**8. Committee Reports-**

- Finance committee- new committee member Bob Labelle
- Covenants committee – dirty roof criteria discussed, committee proposed criteria to the Board for approval.

**Motion:** Motion was made by Brian Mook to approve and adopt the criteria as proposed, Jim Newlin seconded, all in favor, motion passes.

- Infraction appeal- The Board shall appoint a 3 member appeals board which shall hear member appeals to the 30 day covenant enforcement letter. The committee shall determine the facts stated in the letter are correct and may void the letter if the facts are incorrect. The committee may evaluate the efforts to comply and rule they meet requirements. The committee may extend the time for compliance based on extenuating circumstances. The committee may recommend the Board proceed with the enforcement action.

**Motion:** Motion was made by Brian Mook to create a covenant violations appeal board, Jim Newlin seconded, all in favor, motion passes.

- **Landscape committee-** Delores presented the Board with the architectural design for the weir provided by Gardner Case. Approved by motion.

Meeting is adjourned at 10:30 AM