

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, October 22, 2009 @ 10:30 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 /quorum established**
2. **Proof of Notice given:** The meeting was called to order at 10:30 am.
3. **Minutes**
 - a) Approval of October 8, 2009 BOG Minutes

Motion: Motion was made by Jim Newlin to approve 10/8/09 Minutes. Gregg Miller seconded, motion passes.

4. **Homeowner Comments**
 - a) Faria Choundhury of 11899 Grand Isle Lane
 1. Commented on vehicle towing. She claimed an improperly worded notice resulted in her misunderstanding how long she had to move her car.

Motion: Motion was made by Brian Mook to have Alliant contact Insurance Carrier to place a claim, Gregg Miller seconded; All in favor, motion passes.

- b) Bob Francis
 1. Recommend purchase order system
- c) Rod Senior

5. **Property Manager's Report**
 - a) 12110 Fairway Isles: Maintenance
 1. Board Discussion

Motion: Motion was made by Brian Mook to pursue legal remedies against US Bank to maintain the property at 12110 Fairway Isle; Gregg Miller seconded, all in favor, Motion passes.

- b) Mulch bids

Motion: Motion was made by Jim Newlin, Brian Mook seconded, Motion Passes, to be funded from account #8055.

6. **President's Report**
 - a. Insurance Renewals: \$6865.00 G/L
 - b. D & O Coverage: \$3583.00
 - c. Workers Compensation: new this year \$521.00
 - d. Group Accident: new this year \$310.00
 - b) Property Management Contract: Alliant agreed to remove the gross negligence threshold from the Indemnification clause.

Motion: Motion made by Denny Whitworth to ratify his decision on the insurance renewals; Gregg Miller seconded, all in favor, Motion passes.

Motion: Motion made by Brian Mook to authorize purchasing umbrella policy for \$3,000.00 for \$2 Million coverage; Jim Newlin seconded, all in favor, Motion passes.

7. Treasurer's Report

a) Comcast Suit

- a. Discussion held: Notice of request received by Christopher Shields. Comcast has filed a Notice of Removal to move litigation to US District Court.

Motion: Motion made by Jim Newlin to have Board support Pavese Law Firm position to keep the Comcast suit in State Court; Delores Linscott seconded, all in favor, Motion passes.

b) Moro Foreclosure Sale Postponement

Motion: Motion made by Brian Mook motions to ratify the decision to postpone foreclosure sale on 11271 Bent Pine Drive; Denny Whitworth seconded, Motion passes.

c) Financial Controls

Motion: Jim Newlin motioned for Board Members requesting approval to spend funds must submit a quote identifying the reason, scope of work, and cost. Approval of expenditure is required by the Board and documented in the minutes. All such approvals will be authorized by the Board-not just the President and Treasurer.

Motion: The following September Financial accounts were reviewed and approved by the Board: 7030, 7095, 8015, 8060, 8070, 8080, 8090, 8120, 8125,8510, 8530, 8560, 8620.

Motion: Motion made by Jim Newlin to approve all group one and group two accounts in October 2009 at or below budget; Brian Mook firsts, Denny Whitworth seconded, Motion passes.

a. Rod Senior

- i. Nominating Committee comments consisting of golf club members would like the Board to widen this Committee
- ii. Newsletter Comment: Should be more friendly
- iii. Comcast Comment

d) Vince Sardo Reserve Account Complaint

- a. John Spina commented on the opinion obtained from auditor & attorney, recommend Board not spend any funds on this item.
- b. Board discussion held

Motion: Motion made by Brian Mook to obtain a written opinion from the attorney; Delores Linscott seconded, all in favor, Motion passes.

8. VP of Operations Report

- a) 2009 Paving Program: Updated the Board on the 2009 Paving Program
 - a. Westlinks expansion has begun

9. Committee Reports

a) Landscape Committee

Motion: Motion was made by Delores Linscott to purchase sod at \$250.00 out of account # 8040 at Hidden Links Gate; Brian Mook seconded, all in favor, Motion passes.

Motion: Motion made by Delores Linscott to install a cassia tree at Gateway Boulevard median to the west of Westlinks; Brian Mook seconded, all in favor, Motion passes.

- b) **Access Control Committee**
 - a. Portable Transponder Tags
 - b. Sign at Community Entrance

Motion: Motion made by Brian Mook to approve purchasing community entrance sign; Gregg Miller seconded, all in favor, Motion passes.

Motion: Motion made by Gregg Miller to purchase new radio base in the amount of \$628.00 from account # 8130; Brian Mook seconded, all in favor, Motion passes.

- c) **DRC Committee**

Motion: Motion made to install a regular line at Westlinks for administrative office; Brian Mook seconded, Gregg Miller seconded, Motion passes.

- a. Resignation, Gene Allison, Dick Moener

Motion: Motion made by Brian Mook to approve resignations; Delores Linscott seconded, Motion passes.

- b. New Mailing Address
- c. Winter Newsletter
 - i. Discussion on topics for future newsletter to be published in December

10. Adjournment

- a) 12:45 P.M.