

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, November 19, 2009 @ 9:00 AM
Held at Services District Offices

Present: Denny Whitworth, Delores Linscott, Jim Newlin, Brian Mook, 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. **Minutes**
 - a) Approval of October 22, 2009 BOG Minutes

Motion: Motion was made by Denny Whitworth to approve 10/22/09 BOG Minutes. Delores Linscott seconded, motion passes.

- b) Approval of October 22, 2009 BOD Budget approval Minutes

Motion: Motion was made by Delores Linscott to approve 10/22/09 BOD Minutes. Jim Newlin seconded, motion passes.

4. **Home Owner Comments**
 - a) Jim Bolerjack
 1. Mailbox repair at Champions Green I
 - b) Joe Campo
 1. Champions Green I
 - a. Road repaving
 - i. Gateway Boulevard, belonging to Service District
 - b. Tree trimming
 - i. Asked if vendor had already been paid
 - ii. Suggested palms should be trimmed more
 - a) Bob Francis
 1. Commented on the amount of signs posted at Gatehouse after Gatehouse improvements
5. **Property Manager's Report- Written report provided prior to the meeting for Board review.**
 - a) Insurance
 1. Brian Mook will continue to work on this
 - b) Alliant requested purchasing a file cabinet for the Westlinks guardhouse.

Motion: Motion made by Brian Mook to purchase file cabinet to be funded from Acct # 7040. Jim seconded, motion passes.

- c) Seal Coating Discussion
 1. Brian Mook will discuss with Cougar Contracting to correct the issue with the recent road paving.

6. **President's Report**
 - a. Maintenance Plan

- i. Denny Whitworth provided the Board the Gateway Greens Maintenance Plan.
- b. Signs
 - i. Discussion held on entrance sign to community.

Motion: Motion was made by Denny Whitworth to provide GGG&CC a license agreement to use the diagonal wall on both sides of the Gateway Greens entrance at Gateway Greens Boulevard for the purpose of installing and maintaining a sign to be mutually agreed upon. The terms of which shall be evolvable only upon the mutual agreement of both parties, Jim Newlin seconded, all in favor.

Motion: Motion was made by Denny Whitworth to contribute up to \$2,000.00 for the installation of the attached sign at each diagonal wall segment at the Gateway Greens entrance to Gateway Greens Boulevard, Jim Newlin seconded, all in favor.

7. Treasurer's Report-

- a) Delinquencies- The Board continues a program to aggressively reduce delinquencies. The total of \$111,000.00 is 12% less than December 2008 and includes approximately 30 residents that are at least past due on the October 1st assessment, \$82,000.00 is represented by (3) bank/development owned and (16) foreclosure delinquencies. A current \$12,000.00 past due represents a Board approved aggressive repayment plan for two residents. For the first time we have identified \$6,000.00 in unpaid Resale Capital Contributions (12 @ \$500.00 each).
- b) Comcast – Current debate continues as to which court (state or federal) our suit will be decided. Motions by both parties are being considered, and a decision is expected in December.
- c) October Financials-

Motion: Motion was made by Jim Newlin to approve the following reviewed accounts: 7040, 8040, 8055, 8060, 8070, 8080, 8130, 8530, 8540, and 8560. Denny Whitworth seconded, all in favor, motion passes.

Motion: Motion was made by Jim Newlin to approve all accounts for November and December 2009, Financial at or below Budget amounts. Brian Mook seconded, all in favor, motion passes.

Motion: Motion was made by Jim Newlin to approve all monthly Financial Accounts during 2010 reported each month to be at or below Budget amounts. All accounts above Budgeted monthly amounts must be addressed, explained, and approved by the Board. Brian Mook seconded, all in favor, motion passes.

8. VP of Operations Report

- a) **Tree Trimming**
 - 1. Discussion held
 - a. Update received on tree trimming progress
 - b. Board supports regulation of contractors that come in to Gateway Greens

9. Committee Reports

- a) **Landscape Committee**
 - a. Flowers, Irrigation, Mulch

Motion: Motion was made by Delores Linscott to approve \$500.00 to repair plant damage at Mahogany Run to be funded from Acct #: 5040. Brian Mook seconded, all in favor, motion passes.

Motion: Motion was made by Brian Mook to spend \$300.00 to enhance the Mahogany Isle and Championship Drive Monument to be funded from Acct #: 5040. Delores Linscott seconded, all in favor, motions passes.

Motion: Motion was made by Delores Linscott to have Yardmaster clean up the debris at pepperhedge in amount of \$850.00 to be funded from Acct #: 8015. Jim Newlin seconded, all in favor, motion passes.

Motion: Motion was made by Delores Linscott to enhance Westlinks expansion area with Gardener Case' proposal for sod installation in the amount of \$4,050.00 to be funded from Acct #: 5040. Brian Mook seconded, all in favor, motion passes.

Motion: Motion was made by Brian Mook for Totally Detailed Services proposal for \$2,665.00 for two locations, Teak Circle & Champions Green entrance street gutter repair to be funded from Acct #: 5020 (Capital Expense). Jim Newlin seconded, all in favor, motion passes.

Motion: Motion was made by Brian Mook to spend \$2,075.00 to improve landscape appearance of several monuments to be funded from Acct #: 5040. Delores Linscott seconded, motion passes.

*****NOTE: Gardener Case maintained corner at Wellesley Court. GGCA Board notified Gardener Case not to continue and does not have GGCA Board Approval.*****

b) **Access Control Committee**

a. New Equipment and Gate modifications

Motion: Motion made by Denny Whitworth to move equipment from counters & install shelving to hold the equipment with an expense of up to \$500.00 to be funded from Acct #: 8105. Brian Mook seconded, motion passes.

Motion: Motion made by Delores Linscott to approve Young's proposal to remove 4 bar code readers for \$420.00, to be funded from Acct #: 8125. Brian seconded, motion passes.

c) **Nominating Committee**

a. Brian Mook stated that they have received 4 viable candidate options to fill 4 positions.

i. Alliant will work with Brian Mook to set up meeting date to discuss further.

d) **CRC Committee** – Board accepted resignation of Bill Markle from committee.

10. Next Meeting

a) December 10, 2009 will be next meeting in lieu of December 3, 2009 and December 18, 2009 GGCA Board Meetings and will be held at the GGCA Country Club at 8:30 AM.

1. Jim Newlin requests Alliant provide the November financials by 12/08/09.

Motion: Motion made by Denny Whitworth to change December BOD Meeting dates. Next BOD Meeting will be held on 12/10/09 at 8:30 AM at GGCC, in lieu of 12/3 and 12/18 BOD dates. Delores Linscott seconded, all in favor, motion passes.

11. Adjournment

a) 11:15 AM

Motion: Motion made by Brian Mook to adjourn meeting at 11:15 AM. Delores Linscott seconded, motion passes.