

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, April 9, 2009 @ 8:30 AM
Held at Gateway Golf and Country Club

Present: Burnie William (by speaker phone), Brian Mook, Delores Linscott, Denny Whitworth

1. **Call to order/Proof of Notice given:** The meeting was called to order at 8:30 am. A quorum is established.
2. **Approval of March 26, 2009 Board meeting minutes.**

Motion 1: Motion was made by Brian Mook to approve minutes from March 26, 2009 Board meeting, Delores Linscott seconded, motion passes.

3. President's Report:

- Denny Whitworth informed Board of the resignation of Dick Moerner, board Treasurer.

Motion 2: Motion was made by Brian Mook to appoint Jim Newlin to the Board of Governors. Delores Linscott seconded, all in favor, motion passes.

Motion 3: Motion was made by Brian Mook to elect Jim Newlin as Board's Treasurer. Delores Linscott seconded, all in favor, motion passed.

Jim Newlin took his seat on the Board.

- Denny Whitworth informed the Board that neither pending legal opinions sought for the easement or private property operations were ready.
- Denny informed the board that due the improper posting of the meeting held on March 26, 2009, we were advised to ratify all of the decisions taken at that meeting.

Motion 4: Motion was made by Brian Mook to ratify all of the board actions taken on March 26th and as reported in the minutes of that meeting, Jim Newlin seconded, all in favor, motion passes.

- Denny Whitworth raised question about holding a board meeting at night.

Motion 5: Motion was made by Delores Linscott to cancel the meeting scheduled for afternoon of April 23 and hold the meeting at 7:30 pm at April 22, Brian Mook seconded, all in favor, motion passes.

4. Comcast ad-hoc committee report:

- Delores Linscott, board representative, reported Kathleen Ritchey joined the committee.
- Jim Newlin was appointed to the committee.
- Delores Linscott reported that Vince Sardo requested to be on the committee. The decision will be left to the committee chairperson.

5. Rules & Regulation standing committee report:

- Denny Whitworth, board representative, review committee minutes with board.
- Denny Whitworth nominated Susan Delihias, Bob Clarke, Adrian Pfeffer, Donna Williams, & Denny Whitworth to be voting members of the committees.

Motion 6: Motion was made by Brian Mook to appoint Susan Delihias, Bob Clarke, Adrian Pfeffer, Donna Williams & Denny Whitworth to the R & R committee, Burnie Williams seconded, all in favor, motion passes.

- Denny Whitworth presented committee guidelines are recommended by the R & R committee.

Motion 7: Motion was made by Brian Mook to adopt the committee guidelines as presented, Burnie Williams seconded, all in favor, motion passes.

- Denny Whitworth reported that under the duties and authority just approved, the committee will interview attorneys to select one to recommend to the board to engage to assist with the rewriting of the governing documents.

6. Landscape standing committee report:

- Delores Linscott, board representative, presented the Gardner Case landscape contract for board approval. Jerome Gardner was present. The board asked for several changes. Mr. Gardner agreed to make all suggested changes. The revised contact will be presented to board for its approval at its next meeting.
- Delores Linscott presented a proposal for extensive irrigation system improvements. The proposal was tabled for the next meeting.

Motion 8: Motion was made by Denny Whitworth to adopt an irrigation classifications system which will be used to identify all irrigation components on all proposals, work orders, and invoices. Jim Newlin seconded, all in favor, motion passes.

7. Treasurer's Report.

- Denny Whitworth informed the board that expenses continued to be classified incorrectly on our statements due to a failure to follow our agreed upon procedures.
- Denny Whitworth informed the board the draft audit was ready for review and the auditor was looking a replacement cost and remaining life estimates for items in our reserve accounts.
- Denny Whitworth informed the board this has been complete on all reserve accounts except the landscape reserve. The board discussed landscape reserves.

Motion: Motion was made by Brian Mook to replace the 10 controllers every 7 years at \$400 each, the 82 zone valves every 12 years at \$150 each, the 2,500 sprinkler heads every 5 years at \$40 each, and to further add the replacement of battery operated valves with electric wiring at a cost of \$40,000, and to further add the irrigation installation along the wall for \$30,000. Jim Newlin seconded, all in favor, motion passes.

- 8. VP of Operations report.** Tabled for future meeting
- 9. VP for Communication report.** Tabled for future meeting.
- 10. Covenants committee report.** Tabled for future meeting
- 11. DRC Committee report.** Tabled for future meeting
- 12. Access Control committee report.** Tabled for future meeting
- 13. Community Relations committee report.** Tabled for future meeting
- 14. Homeowner questions.** Tabled for future meeting

Adjournment: Meeting is adjourned at 12:00 Noon

