

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, January 28, 2010 @ 9:00 AM**  
**Gateway Services District**

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

1. **Call to order /quorum established: Meeting was called to order at 9:00 am.**
2. **Proof of Notice given:**
3. **Resident Comments**
  - a) Discussion held on painting the street addresses in Walden Lakes- no action taken at this meeting.
  - b) Dave Tursan commented on the lack of covenant enforcement.
  - c) Clyde Dougherty was present to inform the Board of the benefit scheduled for March 20, 2010, to benefit the Children's Hematology, Oncology and Neonatal intensive care unit. Board requested to be named as additional insured, compliance with fire regulations and that all non resident guests be registered with the main gate.
4. **Minutes**
  - a) Approval of January 7, 2010 Board of Governors meeting minutes.

**Motion:** Motion was made by Delores Linscott to approve the January 7, 2010 meeting minutes, Brian Mook seconded, all in favor, motion passes.

5. **Property Managers Report-** Written report provided to Board for their review. Board discussion held.
  - a) Contractor database- Alliant has contacted TEM Systems; the board was informed that this option is not intended for use with the contractor information, maintaining a contractor database is not possible through Gatehouse.
  - b) Entryway rendering- Totally Detailed services is going to contact the gate access committee to discuss further.
  - c) Infraction & Infringement enforcement- Board discussion held.
  - d) Transponder deactivations- Alliant is deactivating transponders for residents with balances 60 days after the each quarter.
6. **Presidents Report**
  - a) Sunshine laws and emails- Denny Whitworth suggests restricting emails to more than one Board members to opinions and information only. Board discussion held.
  - b) Transponder tag deactivation policy- discussion held on owners who own several properties within Gateway Greens.

**Motion:** Motion was made by Jim Newlin that a resident should be in good standing will all properties owned in Gateway Greens to have an active transponder, Delores Linscott seconded, four in favor, Brian Mook opposed, motion passes.

**Motion:** Motion was made by Delores Linscott to include the transponder deactivation policy to the collection policy, Brian Mook seconded, all in favor, motion passes.

#### **7. Treasurers Report**

- a) Kevin Miller- Jim Newlin informed the board that the pre-suit mediation letter can be prepared by the management company.
- b) Comcast- court decision has not been made; Judge Charlene Edwards Honeywell has been assigned to the case.
  1. Finance committee- Finance committee meeting minutes from January 21, 2010 were distributed to all Board members for discussion. Jim Newlin discussed the following accounts to review and approve:

**Motion:** Motion was made by Jim Newlin to approve the following reviewed accounts for December 7040, 7090, 8030,8040, 8055, 8075, 8085, 8090, 8100, 8105, 8130, 8530, 8560, Brian Mook seconded, all in favor, Motion passes.

#### **8. VP of operation report-**

- a) Traffic regulations- tabled for future meeting
- b) Street lights- Brian Mook reported that the district is considering taking over all of the street lights in the municipality.
- c) Ad- hoc insurance review committee-

**Motion:** Motion was made by Denny Whitworth to appoint Brian Mook and Bob Clarke to the committee, Gregg Miller seconded, all in favor.

#### **9. Committee Reports**

- a) Approve revised guidelines- revisions to the rental vehicle section of the Gate Access Policy discussed.

**Motion:** Motion was made by Gregg Miller to issue portable transponders to owners with metalized windshields and meet the criteria, Brian Mook seconded, 3 in favor Denny Whitworth opposed, motion passes.

**Motion:** Motion was made by Gregg Miller to approve the revisions to the rental vehicle section of the gate access policy to include portable transponder language, Delores Linscott seconded, all in favor.

- b) DRC
  - I. Infringement/covenant enforcement- Board discussion held. Bob Clarke was appointed to the covenants committee. Pre-suit mediation letter will be sent to the owners of 12520 Woodtimber Lane.
  - c) Landscape committee-
- II. New Projects- Board discussion on damage to the Westlinks chain link fence.

**Motion:** Motion was made by Delores Linscott to remove the portion of the fence that is damaged and have it stored, Brian Mook seconded, all in favor.

**Motion:** Motion was made by Jim Newlin to contact an engineer to determine what needs to be done with the fence along the wall at Westlinks, Gregg Miller seconded, all in favor.

- d) Nominating Committee- Status of election procedures. Board discussion held.
- e) Access control committee- Guards requested changes be made to the violation ticket used to enforce parking violations in the community. Gregg Miller recommends moving the monitor to just outside the door of the main gate guardhouse.

**Motion:** Motion was made by Brian Mook to accept the changes to the yellow ticket, Gregg Miller seconded, all in favor, motion passes.

**Motion:** Motion was made by Gregg Miller to authorize the construction of a counter mounted on the interior north wall of the main gate guardhouse, Brian Mook seconded, all in favor.

- III. Main entry preliminary design- Gregg Miller will meet with Dennis Cowan to discuss further.
- IV. Portable transponders- Gregg Miller requests approval for an additional 30 portable transponders in the amount of \$1,011.60.

**Motion:** Motion was made by Delores Linscott to approve the purchase of the additional 30 portable transponders, Brian Mook seconded, four in favor, Denny Whitworth opposed, motion passes.

Meeting adjourned at 12:30 P.M.