

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Monday, March 9, 2009 @ 3:00 PM
Held at Gateway Services

Present: Denny Whitworth, Burnie Williams, Brian Mook, Delores Linscott, Dick Moerner and Lourdes McLeod representing Alliant Property management.

1. **Call to order/Proof of Notice given:** The meeting was called to order at 3:00 pm. A quorum is established.
2. **Approval of February 25, 2009 Board meeting minutes.** – Alliant reported minutes were not available at this time.
3. **Owners/Board comments.** Mary Mills thanked the Board and asked that they continue to work together.
4. **Property Manager's Report.** None given
5. **Auditors Fraud Questionnaire-** John Spina provided the Board with the questionnaire from the auditors. Board discussed and approved.

Motion: Motion was made by Brian Mook to approve questionnaire as presented, Burnie Williams seconded, all in favor.

6. **Finance Committee report on fraud allegations-** Denny Whitworth reported on the meetings held with the auditors and Alliant, it was reported that the finance committee did not substantiate fraud.
7. **Officer's duties and authority-** Denny Whitworth provided the Board with an outlined structure to define the roles of the officers. Spending authority was delegated to board members in the amount of \$2,500.00 for approved projects and emergencies. What follows is a series of motions approving each position's role and authority.

Motion: Motion was made by Brian Mook to accept structure for President held by Denny Whitworth, Dick Moerner seconded, all in favor.

Motion: Motion was made by Dick Moerner accept structure for Vice President of Operations held by Brian Mook, Delores Linscott seconded, all in favor.

Motion: Motion was made by Brian Mook to accept structure for Treasurer held by Dick Moerner, Burnie Williams seconded, all in favor.

Motion: Motion was made by Dick Moerner to accept structure for Secretary held by Delores Linscott, Brian Mook seconded, all in favor.

Motion: Motion was made by Dick Moerner to accept structure for VP of Communications held by Burnie Williams, Brian Mook seconded, all in favor.

8. **Committee Assignments-** Committee Guidelines were discussed.
 - Board representative on Landscape committee is Delores Linscott.
 - Board representative on Access Control Committee is Burnie Williams

- Board representative for the DRC committee is Burnie Williams
- Board representative for the CRC committee is Burnie Williams
- Board representative for the Nominating committee is Burnie Williams
- Board representative for the Rules & regulations committee is Denny Whitworth
- Board representative for the Covenant committee is Burnie Williams
- Board representative for the Finance committee is Dick Moerner

9. **Attorney of Record-** Discussion held on retaining Richard Deboest's firm to handle all association business.

Motion: Motion was made by Brian Mook to authorize a board member to meet with Richard Deboest, Delores Linscott seconded, all in favor.

10. **Nominating Committee report-** Susan Delahas reported on the Annual Meeting held on March 5, 2009. A quorum was established and meeting was held accordingly although three associations failed to follow proper procedure which resulted in lost votes. Committee will make recommendations for next year's annual meeting and notifying the members of proper procedure.
11. **Covenant workshop status-** workshop is scheduled to be held on March 23, 2009 Alliant reported that as of this date four presidents have confirmed their attendance.
12. **Mahogany Run corner status-** Alliant will contact Becker & Poliakoff to inquire on status of easement. Discussion held on additional work needed once easement is signed.

Motion: Motion was made by Delores Linscott to approve to spend no more than \$6,000.00 out of landscape reserve for additional plantings, monument sign and lighting, once the easement is signed over, Dick Moerner seconded, all in favor.

13. **Villa Monument Status-** Young's electrical have provided a bid for lighting the monument; The Villas will contribute \$700.00 to this expense.

Motion: Motion was made by Delores Linscott to approve \$2,000.00 to have the light added to the Villas monument, monument reserve account used, Brian Mook seconded, all in favor.

14. **Painting the guardhouse, monuments and street signs-** Alliant will obtain bids for painting exterior only for two manned and Walden Lakes guardhouses, along with painting all monuments and street signs.
15. **Irrigation repair invoice-** Discussion held.
16. **Gardner Case Contract status-** Alliant will contact Gerome Gardner to obtain updated contract.

Motion: Motion was made by Delores Linscott to approve Gardner's contract binding the terms are acceptable, Brian Mook seconded, all in favor.

17. **Comcast-** Denny Whitworth would like a committee formed to review and set up meeting to discuss issues with the current Comcast contract. Dick Moerner was appointed chair person. Board discussed not paying the increase on Comcast billing.

Motion: Motion was made by Dick Moerner to pay Comcast for current billing not including the increase, Brian Mook seconded, all in favor.

18. **Santa Luz Square-** Alliant to provide Denny Whitworth with items requested
19. **Member requests & questions-** The Board will address requests and questions posed from the membership.

Motion: Motion was made by Denny Whitworth to install street sign at the request of Champions Green not to exceed \$500.00, Brian Mook seconded, all in favor.

Meeting schedule for 2009 was discussed

Adjournment: Meeting is adjourned at 6:15 PM

