

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, August 27, 2009 @ 9:00 AM
Held at GGCC

Present: Denny Whitworth, Brian Mook, Delores Linscott, Jim Newlin, Gregg Miller via conference call, & John Strohm (9 a.m.-10 a.m.) and Brittany Harrington (9:20 a.m.-12 p.m.) representing Alliant Property Management.

- 1) **Call to order /quorum established**
- 2) **Proof of Notice given:** The meeting was called to order at 9:05 am.
- 3) **8/13/09 Meeting Minutes tabled for approval until next Board Meeting to be reviewed at that time.**
 - (a) Alliant to provide Meeting Minutes within 2-3 days.
- 4) **Resident Comments:**
 - (a) Bob Francis
 - (i) Does contract with TEM include a warranty of all equipment?
 - (ii) If the equipment does not work or meet expectations according to the specifications of the original contract will TEM be responsible for the expense to upgrade the system?
 - (iii) Board will respond in writing
 - (b) Adam Smarowski
 - (i) Concern over maintenance of WCI parcel bordering property in Hidden Links.
 - (ii) Mr. Smarowski refused an offer to accept ownership of the parcel. He did offer a maintenance easement to the Association to cross his land if necessary.

b) Futher clarification needed:

 - i) Is this part of Gateway Greens?
 - ii) Can it be isolated and cut loose?
 - iii) Can it be divided or will it include all 53 acres?
 - iv) Can we maintain this portion?
- 5) **Property Manager Report**
 - a) **Verbal report provided**
- 6) **President's Report**
 - a) **Hidden links WCI Parcel**
 - (1) The president reported that the Hidden Links board of directors considered an offer to take ownership of the parcel and decided to decline. The board than requested management to obtain this action in writing.
 - (2) The president reported that Gateway Greens Board of Governors does not have the authority to take ownership of the parcel. Such an action requires a 2/3s vote of the membership.
 - (3) The president reported that WCI was sent a 30 day default letter under the provisions of the protective covenants demanding WCI maintain the parcel.
 - (4) The president further reported that WCI failed to comply and that the board now has the option of pursuing remedies under the law or taking possession, maintaining the parcel, and billing WCI the cost (estimated at \$75 per month).

Motion: Motion was made by Delores Linscott to allow Yard Master to maintain lot with notice to WCI. Motion was tabled pending management obtain a legal opinion on whether the Association can lien the entire parcel owned by WCI. In addition the board asked management to ask the attorneys if:

- i) Is the parcel part of Gateway Greens?
- ii) Can it be isolated and cut loose?
- iii) Can it be divided or will it include all 53 acres?
- iv) Can we maintain this portion?

(a) Alliant contract

New items for contract to be discussed in upcoming meeting with Denny Whitworth, Jim Newlin, Brian Mook, Jack & John Strom

2) **Treasurer's Report-** Jim Newlin provided the Board with a current status of delinquencies.

a) Collection Appeals

- (1) Jim Newlin stated that number is down to 12 45-day letters
- (2) Jim Newlin recommended denial of two home owner appeals to reduce penalties for late payments of dues. A third appeal was postponed pending additional facts.

3) **VP of Operations report**

a) 2009 Paving Program

- (1) Brian Mook continuing to speak with Cougar regarding Grand Isle included in new price.
- (2) Westlinks widening
 - (a) Permits forthcoming

4) **Committee Reports**

a) Landscape Committee

- (1) Delores Linscott discussed current bid of \$6150 from Jerome at Gardner Case.
 - (a) Delores receiving additional bids

b) Access Control Committee

- (1) **Gate house renovation** - Westlinks gatehouse renovation discussed
 - (a) Small drop-down computer station to be built for Alliant Admin.
 - (i) Cost: \$270.00

5) **Motion:** Motion was made by Denny Whitworth to build administrative work station desk. Brian seconded, motion passes.

(a) Security Contract

- (b) Kent security contract due for renewal on 9/24/09
 - (i) 3.67% increase, very competitive
 - (ii) Clause should be included regarding flexibility in man-hours
 - (iii) Perhaps increased scope of work
 - a. Alliant to forward contract to all Board members for review for 9/10/09 Board Meeting

6) **Motion:** Motion was made by Gregg Miller to sole source the contract with Kent Security Contract and to accept their bid price. Contract to be contingent upon reaching an agreement on the service specifications. Brian Mook seconds, motion passes.

(a) Portable Transponder Tags

- a. Because the committee does not have a means to control the use of the portable tags, the only control is over who gets one. The committee will take great care in approving applications for these tags.

(b) Transponders Deactivation

The tags will be deactivated for accounts 60 days in arrears and 30 days from a notice of intent to deactivate them if payment is not made of an appeal is not successfully made. There will be a \$25.00 reactivation fee.

- i. Alliant will keep spreadsheet of all deactivated owners including all corresponding transponders associated with that property (Collin will provide Alliant with said info)
- ii. Alliant to provide main gate with list of names and addresses of those deactivated and corresponding dates
- iii. Owner/resident will be able to access their property upon presentation of their driver's license.

ii) **10. Adjournment Meeting is adjourned at 12:00 p.m.**