

Gateway Greens Community Association, Inc.
Board of Directors Meeting
Thursday, July 23, 2009 @ 9:00 AM
Held at Alliant Property Office

Present: Denny Whitworth, Brian Mook, Delores Linscott, Jim Newlin and Gregg Miller via speakerphone, 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. **Approval of June 25, 2009 Board meeting minutes.**

Motion: Motion was made by Delores Linscott to approve minutes as presented, Brian Mook seconded, motion passes.

4. **Property manager report-** verbal report given
 - a) Tree trimming specification – Denny Whitworth will develop specifications to present to the Board at the next meeting.
 - b) Sign permit – Board discussion held, proceeding accordingly.
5. **President's Report** – Denny Whitworth spoke about the abandoned properties and what the Board has done in the past to maintain these. Motion was proposed to cover the cost of lawn mowing of abandoned houses in Neighborhoods controlled by a Neighborhood association. Tabled pending opinion from the attorney on the matter. Board discussed deactivating transponders for delinquent owners.

Motion: Motion was made by Denny Whitworth to deactivate transponders for owners who are delinquent on their HOA dues, Delores Linscott seconded, all in favor motion passes.

6. **Treasurer's Report-** Jim Newlin informed the Board of the Comcast issue still with the attorney's office, no update given at this time.
 - a) **Collection Status-** Board discussed owner request to waive interest and late fees in the amount of \$900.00. Motion made and did not pass.
7. **VP of Operations report-**
 - b) **Westlinks Expansion** – Brian Mook request the Westlinks expansion be added to the 2009 paving program.

Motion: Motion was made by Brian Mook to add Westlinks expansion to 2009 paving program, Delores Linscott seconded, all in favor, motion passes.

- c) **2009 Paving Program-** tabled
- d) **Wall completion** – Alliant provided the Board with three proposals obtained from Gardner Case, Personal Touch and Yardmasters. Board discussion held.

Motion: Motion was made by Brian Mook to approve Gardner Case estimate #33450 in the amount of \$15,000.00 to be funded from account # 5010, Gregg Miller seconded, all in favor, motion passes.

- e) Weir Maintenance- Board discussion held on maintenance of the weir. Board agreed to proceed with proposal from Gardner Case for the association's portion of the Weir.
- f) Hampton Greens gate- Board discussion held-

Motion: Motion was made by Delores Linscott to approve the proposal from Liberty Aluminum and TEM Systems to install the gate, Gregg Miller seconded, four in favor, Brian Mook opposed, motion passes.

8. Committee Reports-

- a) **Covenants Committee-** Board discussion held on tree trimming.

Motion: Motion was made by Delores Linscott to notify homeowners to lift their canopy trees 13 ½ feet from the street per county code, with the standard covenant letter, Gregg Miller seconded, four in favor, Brian Mook opposed, motion passes.

- b) Appeals board- Board discussion held.
c) Access control- Rental car policy. Board asked committee review policy and provide a suggestion to the Board at the next meeting.

Meeting is adjourned at 12:00 PM