

**Gateway Greens Community Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, October 8, 2009 @ 8:30 AM**  
**Held at Gateway Golf & Country Club**

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

1. **Call to order /quorum established**
2. **Proof of Notice given:** The meeting was called to order at 8:30 am.
3. **Resident Comments**
  - a) Dave Tursan was informed that Brittany will be assisting the covenant committee as well.
  - b) Adam Smiarowski of 12099 Hidden Links asked if the maintenance of the Hidden Links parcel would include tree maintenance as well. Board responded that it would.
4. **Minutes**
  - a) Approval of 9/24/09 Minutes

**Motion:** Motion was made by Jim Newlin to approve 9/24/09 Minutes. Brian Mook seconded, motion passes.

- b) Approval of 10/1/09 Minutes

**Motion:** Motion was made by Jim Newlin to approve 10/1/09 Minutes. Gregg Miller seconded, motion passes.

5. **Property Manager's Report-** Board was provided a report in written format. Discussion held. Alliant request a change in the policy for the reactivation fee of the transponders turned off due to delinquency.

**Motion:** Motion was made by Gregg Miller to change the policy to charge \$25.00 deactivation regarding delinquent owners. Brian Mook seconded, motion passes.

- a) Legal opinions
  - a. Board discussed opinions received from attorney's office in regard to Hidden Links parcel.

**Motion:** Motion was made by Gregg Miller to take possession of the parcel for purpose of maintaining & filing a lien on WCI. Brian Mook seconded, all in favor, motion passes.

- b) Tree Trimming Schedule
  - a. Commence on November 1, 2009
- c) Mulch Bids
  - a. Alliant Property Management will continue to obtain additional proposals.

**Motion:** Motion was made by Brian Mook to purchase a printer for the property manager's assistant not to exceed \$100.00 from Account # 7040. Jim Newlin seconded, motion passes.

6. **President's Report**
  - a) Management Contract- tabled for future meeting, pending changes in the current format.
7. **Treasurer's Report**
  - a) 2010 Budget

1. Jim Newlin presented the Board with the proposed budget
  - a. Brief discussion held on the variable monthly accounts. Jim would like to table this item for the next Board Meeting.

**Motion:** Motion was made by Jim Newlin to accept the proposed budget for the purpose of Board discussion. Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Jim Newlin to accept the introduction letter for inclusion with the proposed budget. Brian Mook seconded, motion passes.

- b) Financial Controls
- c) Comcast
  1. No additional comments at this time

#### **8. V.P. of Operations Report**

- a) Brian Mook provided the Board with updates on general ongoing projects: Westlinks expansion, street lights, & tree trimming.

**Motion:** Motion was made by Brian Mook to approve \$11,840.10 for the construction of widening Westlinks to be funded from Account #5020. Jim Newlin seconded, all in favor, motion passes.

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

- a) Access Control Committee
  1. Deactivation of delinquent members

**Motion:** Motion was made by Gregg Miller to change the language in the policy as follows rewrite the first sentence of the Rental Vehicles section (shown above) to read: "Homeowners and resident family members eligible to receive transponders may do so for rental vehicles." (new language underlined) Second, revise Attachment D as shown on the attached, revised version. To begin with, we need to revise this attachment to reflect the \$50 price for portable transponders. We can also show "NA" for all classes of people other than "Homeowners, Family Members – Resident", further supporting the new policy language proposed above, Brian Mook seconded, all in favor, motion passes.

**Motion:** Motion was made by Gregg Miller to update the rate sheet to include portable transponder information. Brian Mook seconded, Motion passes.

- b) Nominating Committee
  1. Brian Mook is the Board Representative to the committee

**Motion:** Motion was made by Denny Whitworth to appoint Brian Mook, Jim Newlin, & Ed Tinkle to the nominating committee. Jim Newlin seconded, Delores Linscott opposed.

#### **10. Adjournment 10:30 a.m.**

Respectfully Submitted,

Lourdes McLeod, CAM