**Thursday, December 19, 2024**

Board Members Present: Dave Goeppner, President; John Insogna, Treasurer; and Don Berry, Secretary.

Others Present: Allison Martin, Sentry Management

The meeting was called to order at 2:00 PM and conducted online.

**DISCUSSION ITEMS**

1. **New Board Roles**

For 2025, Dave Goeppner will be the president, Don Berry will be the secretary, and John Insogna will be the treasurer

1. **Property Maintenance Issues**

One shutter fell off of a unit and this is being repaired and reinstalled.

Gutters were cleaned at the end of December. Residents were notified of the preparation procedure.

The board is looking into a settling issue around the retention pond.

The Retention Pond will be cleaned in January.

1. **Owner and Resident Concerns**
2. **Other Items and Administrative Issues**

Two quotes were obtained for repainting of the curbs. Best quote was $5,000., and this work was scheduled for October but will be rescheduled due to roof repair expenses.

There is currently one unit available for rent and no units available for sale

The board and Sentry are contacting any residents who are behind in payment of their dues as of December 31, 2024. The amount is not materially significant.

Annual homeowners meeting was held December 12th. John Insogna and Dave Goeppner were elected to the board, joining Don Berry. The 2025 budget was approved.

Meeting concluded at 2:45. The next board meeting to be held January 23rd, at 2:00.

**Thursday, October 17th 2024**

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Jennifer Major, Sentry Management

The meeting was called to order at 4:00 PM and conducted online.

**DISCUSSION ITEMS**

**A. Property Maintenance Issues**

Five have had leaks from the Helene storm and the Board has taken appropriate action. One unit is under warranty with Findlay Roofing and they have scheduled an inspection. Both Findlay and Sentry Roofing are quoting on three other units. The issue at the final unit was open dormer windows and the resident is working with Findlay Roofing to make the necessary repairs.

**B. Owner and Resident Concerns**

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Two quotes were obtained for repainting of the curbs. Best quote was $5,000., and this work was scheduled for October but will be rescheduled due to roof repair expenses.

**C. Other Items and Administrative Issues**

The new, 2024 resident roster has been posted to the Gates community website.

The 2025 Budget is almost finalized and will be sent to Sentry shortly.

Per Sentry, all board members need to register with FinCen to comply with the new Corporate Transparency Act

Annual homeowners meeting to be held in December. Date and time will be communicated when final.

Meeting concluded at 4:45. Next meeting to be held November 20, at 3:00.

Thursday, September 26, 2024

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: None

The meeting was called to order at 4:00 PM and conducted online.

# DISCUSSION ITEMS

## Property Maintenance Issues

A leak in the irrigation system was discovered behind Unit 576. This section of the system has been shot off until repairs can be made. When repairs are completed, Board will attempt to obtain a refund on the sewer portion of the bill. Board members will periodically inspect the community for any other leaks. Board will also periodically check the pump station flow meter.

Dave and Rich have volunteered to paint the front gates. The approximate cost is $200.

## Owner and Resident Concerns

Board has received multiple complaints about parking in unauthorized areas. This and other related matters were communicated to residents in a recent newsletter.

Two quotes were obtained for repainting of the curbs. Best quote was $5,000., and this work is scheduled for October.

One owner recently had a new deck built and did not obtain prior Board approval. The railing is about five inches too short. Dave spoke to the owner and this will be corrected.

## Other Items and Administrative Issues

Dave renewed the GoDaddy registration for 2025. The cost is $22 per year.

Sentry Management was unavailable to provide an update on any owners who are past due on HOA fees. Dave will reach out to Jennifer to obtain an update.

Dave will also confirm with Jennifer the correct procedure for covenant violations.

Update of the neighborhood roster continues. A list of units currently being rented is being compiled.

Meeting concluded at 4:45. Next meeting to be held October 17, at 4:00.

**Tuesday, August 20, 2024**

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary

Others Present:

The meeting was called to order at 3:00 PM and conducted via email due to schedule conflicts

# DISCUSSION ITEMS

## Property Maintenance Issues

The removal of old roofs and gutters and the installation of the new ones is now finished for 2024. Three more buildings will be worked on beginning around July of 2025.

Painting for 2024 is completed. The 3 remaining buildings around the south island will be painted around May of 2025, completing the cycle.

The board has been getting quotes on painting the curbs and increasing the size of the No Parking stencil so that it is more visible. This should improve the appearance of the neighborhood and also help control people parking in the wrong areas.

The board has asked our shutter vendor to do an inspection to identify shutters which are rotting and need to be replaced.

## Owner and Resident Concerns

Tree rats continue to be an issue. One of the contributing factors is bird seed feeders.

## Financial Items

The board has been notified by our insurance agent that we should expect to see an increase in our premiums of approximately 13% for 2025. The board will work on a budget with the goal of not increasing the dues.

## Other Items and Administrative Issues

Sentry Management has assigned us a new point of contact. Her name is Jennifer Major.

Next meeting to be held September 26th, at 4:00 PM.

**Tuesday, July 23, 2024**

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 3:00 PM and conducted online.

# DISCUSSION ITEMS

## Property Maintenance Issues

The removal of old roofs and the installation of the new ones for 2024 is finished. Some additional gutter work on buildings 608-612 and 1221-1229 is scheduled for August 8 and 9.

Painting for 2024 is completed. Some dormer windows were found to have damage and the homeowners have been notified this is their responsibility. The Board will continue to monitor.

## Owner and Resident Concerns

Board has received multiple complaints about parking in unauthorized areas. This and other related matters will be communicated in an upcoming homeowner newsletter.

Two quotes have been obtained for repainting of the curbs. Board evaluating the quotes.

## Other Items and Administrative Issues

Sentry Management reported that the financial reports for May and June are behind schedule. Kirk will follow up.

Sentry Management reported two owners are past due on HOA fees. Both are expected to be caught up in the near future. The situation will be monitored and reviewed at the August meeting.

Update of the neighborhood roster continues.

Insurance renewal begins in August, for a 12/1 effective date.

Meeting concluded at 3:40. Next meeting to be held August 20th, at 3:00 PM.

**Monday, June 27, 2024**

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 3:00 PM and conducted online.

# DISCUSSION ITEMS

## Property Maintenance Issues

The removal of old roofs and gutters and the installation of the new ones, scheduled for May and June, has almost finished. Some additional gutter work will be completed by the end of August. Board discussed details related to the project.

Findlay to conduct an inspection on the older roofs, not scheduled for replacement until 2025 or 2026. Loose shingles have been found.

Painting is progressing per schedule and should be completed in about three weeks.

## Owner and Resident Concerns

Unit 1220 requested approval to replace one of the garage doors. This was approved.

## Other Items and Administrative Issues

Financial reports for April were reviewed and approved.

Sentry Management reported one owner continues to be past due on HOA fees. The situation will be monitored and reviewed at the July meeting.

A replacement Webmaster has been located. A copy of the website was built and the URL was transferred from the former manager.

Owner Kathy Kilgore has volunteered to update the roster for the community. This is in progress.

Dave Goeppner appointed as party responsible for approving invoices. Summer newsletter prepared and distributed.

Board discussed issue of homeowner’s flying American flag upside down.

Meeting concluded at 3:40. Next meeting to be held July 23rd, at 3:00 PM.

**Monday, May 28th 2024**

Board Members Present: Dave Goeppner, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 4:00 PM and conducted online and by telephone.

**DISCUSSION ITEMS**

1. **Property Maintenance Issues**

The removal of old roofs and gutters and the installation of the new ones, scheduled for May and June, has begun and is in progress. Board discussed details related to the project.

Significant rotten wood found during gutter replacement and additional repairs needed. Board has requested updated estimate from Finley. This is buildings 616-622, 608-612, and

1221-1229.

1. **Owner and Resident Concerns**

Unit 568 found a shingle on their deck. They've asked for a roof inspection and this was approved by the Board. In addition, other buildings with missing shingles will be inspected for any needed repairs.

The next newsletter will include clarification on how residents should handle concerns, especially problems with neighbors and possible covenant violations.

\*Contacting Board members by phone is for emergencies only.

\*Routine matters should be addressed in an email to the Board.

\*Sentry Management does not handle minor covenant violations.

Newsletter will also address parking issues, especially residents using guest parking for extended period.

1. **Other Items and Administrative Issues**

Sentry Management reported one owner is past due on HOA fees. The situation will continue to be monitored and reviewed at the June meeting.

Webmaster is retiring. Board will work to locate a replacement.

Owner Kathy Kilgore has volunteered to update the roster for the community.

Meeting concluded at 4:38. Next meeting to be held June 27th, at 3:00 PM.

**Monday, April 29, 2024**

Board Members Present: Belinda Fleming, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: None

The meeting was called to order at 3:00 PM and conducted online. **DISCUSSION ITEMS**

1. **Property Maintenance Issues**

The next removal of old roofs and gutters and the installation of the new ones is scheduled for May and June. Board discussed details related to the project. This is buildings 616-622,

608-612, and 1221-1229.

1. **Owner and Resident Concerns**

All current homeowner and resident maintenance requests are complete.

1. **Other Items and Administrative Issues**

Board continued to discuss current procedure and possible changes for monitoring past-due HOA fees.

The previously discussed unit that was in foreclosure has sold. The past-due HOA fees were made current.

The next newsletter will include a reminder for homeowners of important by-laws, such as parking and signage.

Finance Committee Chair Dave Goeppner presented the Q1 report on the financial status of The Gates. Overall financial health of the community is good.

Meeting concluded at 3:45. Next meeting to be held May 28th, at 3:00 PM.

**Thursday, March 14th 2024**

Board Members Present: Belinda Fleming, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 4:00 PM and conducted online.

**DISCUSSION ITEMS**

1. **Property Maintenance Issues**

The next removal of old roofs and gutters and the installation of the new ones is scheduled for April. This is buildings 616-622, 608-612, and 1221-1229.

Board discussed budget for tree replacement project. This was tabled until April meeting, when it will be discussed further.

1. **Owner and Resident Concerns**

All current homeowner and resident maintenance requests are complete.

1. **Other Items and Administrative Issues**

Board discussed current procedure and possible changes for monitoring past-due HOA fees.

It is the understanding of the Board that a unit is currently in foreclosure and scheduled for auction. Belinda is consulting with attorney Rich Caperolla on Board rights and responsibilities.

The next newsletter will include a reminder for homeowners of important by-laws, such as parking and signage.

Board discussed Article 11 of the By-Laws, dealing with general assessment charge for new owners. Discussion to be continued at next meeting.

Board passed a resolution appointing Dave Goeppner as Finance Committee Chair. Goeppner will give periodic updates to Board on the financial status of The Gates.

Meeting concluded at 3:45. Next meeting to be held April 23rd, at 3:00.

**Wednesday, February 14th 2024**

Board Members Present: Belinda Fleming, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 4:00 PM and conducted online. **DISCUSSION ITEMS**

1. **Property Maintenance Issues**

Removal of old roofs and gutters and the installation of the new ones continue as scheduled. Northwest Exterminating to replace critter barriers, which were inadvertently removed during the recent roof replacement. HOA to be billed by Northwest.

Findley Roofing came on site to investigate roof leaks in two units. Board awaiting results. Retention pond clearing complete.

1. **Owner and Resident Concerns**

Board discussed possible remedies for two units, 630 and 634, (with new roofs) recently experiencing ceiling damage, possibly due to roof leaks. Also, a leak in a unit (612) that has not been re-roofed.

1. **Other Items and Administrative Issues**

Board discussed current procedure for monitoring past-due HOA fees.

Board discussed needed steps when a unit goes into foreclosure.

Board discussed procedure for acceptance and retention of contracts and other legal documents.

Meeting concluded at 4:45. Next meeting to be held March 14th, at 3:00.

**Wednesday, January 17th 2024**

Board Members Present: Belinda Fleming, President; Rick Dorl, Treasurer; and Don Berry, Secretary.

Others Present: Kirk Aspegren, Sentry Management

The meeting was called to order at 4:00 AM and conducted online. **DISCUSSION ITEMS**

1. **Property Maintenance Issues**

Removal of old roofs and gutters and the installation of the new ones continue as scheduled. Northwest Exterminating investigating removal of critter barriers, which were inadvertently removed during the recent roof replacement.

Sentry Roofing will come on site to investigate roof leaks in two units.

Board approved resident communication regarding gas regulators, water pressure regulators, and aging water heaters.

1. **Owner and Resident Concerns**
2. **Other Items and Administrative Issues**

Board discussed implementing notice/ticketing program for covenant violations.

Board discussed one resident situation involving late monthly dues. Board will continue to monitor.

Going forward, quarterly newsletter will be distributed via email.

Meeting concluded at 4:37. Next meeting to be held February 14th, at 4:00.