

**Gatewood HOA Annual Meeting Agenda**  
**10/2/2025 – 6:30 pm – Bldg 10, Fishers Center**

**Call to Order:** 6:30 pm

**Board Members in Attendance:** Cheryl Reynolds - President; Peter Mayo - Treasurer; Carson King - Secretary  
Alice Hays - Member at Large Mary Meyers - Member at Large

**Residents in Attendance:** Ron Hays, Jill Young, Kristen Combes, Brian Cappucci, Julie Cullen, John Grogg, Lacey Jackson, Barbara Slack, Eduardo Nieto, Bill Reynolds, Stephen Skov, Fredrica Skov, Karen Wagner, Jill Young, Luann Young

**AMI:** Danette Markovich – Property Manager

**Prior Annual Meeting Minutes: (10/3/2024)** Reading waived, minutes accepted.

**Treasurer's Report:** Report accepted.

**Operating budget:** \$27,227.48

**Reserve budget:** \$37,708.48

**Outstanding HOA Dues:** \$1561.95

**Prepaid assessments:** \$918.21

**2026 Budget Proposal:**

- residents requested clarification on what some of the line items in the budget refer to, especially “management fees”, “professional fees”, “administrative fees”. All refer to services provided by AMI management company
- clarification on the “Xmas lights contest” line item: Board decided to use those funds to offer gift card awards to homeowners who take exemplary care of their properties. This will continue in 2026.
- clarification on the “Reserve \$10,000 minimum balance kept” line. That phrase will be eliminated from the spreadsheet to prevent confusion about the numbers which follow it.
- **there will be no increase in homeowner dues for 2026. Dues will remain at \$200.**
- request made that if the Board does consider raising the dues in the future that the Board provides specific reasons why an increase might be necessary. Board agreed that this is a good idea.
- Every year, the Board evaluates each company the neighborhood uses (lawncare, pond maintenance, etc) to ensure that we are getting the most competitive rates and value for money spent.
- the 2026 proposed budget was voted upon and approved.

**Election of Board of Directors:** – no additional candidates were nominated. Current Board agreed to continue their positions:

President – Cheryl Reynolds

Vice President – position vacant

Secretary – Carson King

Treasurer – Peter Mayo

Members-at-large: Mary Meyers, Alice Hays

**Committee Reports:**

**Newsletter:** residents are encouraged to submit items they would like included in the bi-annual newsletters to the Board

**Christmas Lights:** Carson will be hanging lights again this year, either day after Thanksgiving or that weekend. Will post an announcement on Facebook and website in case anyone wants to help.

**Landscaping:** no ongoing projects; things are looking good.

**Rental List (10 Maximum):**

The maximum number of rental properties has been reached. Any owner wishing to rent their property must submit a request to be placed on the waiting list.

**Current Rentals: 10 Available: 0 Wait List: 5**

**Old Business:**

1. Pavilion building not available for Dec. 4th meeting. Discussion about whether to change meeting location to be closer to the neighborhood and to avoid Fishers occasionally needing to use the Pavilion building on our meeting dates. Cheryl is exploring one option at Ritchey Reserve Retirement Center. Other suggestions include a local restaurant like Mashcraft and/or virtual online meetings.

**New Business:**

1. The following residents were awarded gift cards for their exemplary care of their properties (as voted on by the Board): Hasan Alkutbi, Linda Sherrill, Luann Young, Carol Lamke, and Devon & Logan Freeland. Congratulations!!!
2. Resident advised the Board that the pond banks may become a maintenance issue in the future. If necessary, Board will ask Chuy's Landscaping to address issue
3. Our landscaping company, Chuy's, can also provide services to individual homeowners. For an estimate or contact info, see their website: <https://chuyslawncare.com/>
4. Request to put the AMI Portal link on Gatewood's webpage and Facebook page. Carson will update both accordingly with the link.
5. The Board sincerely thanks everyone who attended tonight – this was the highest-attended meeting we've had in a long time! Your involvement is wonderful! Please reach out to AMI/the Board if you'd like to help out with any neighborhood activities.

**Next Meetings:**

Dec. 4, 2025 (location TBA), Feb. 5, 2026; May 7, 2026; September 3, 2026; October 1, 2026; December 3, 2026

**Meeting Adjournment:** meeting adjourned at 7:30 pm