

## Gatewood HOA Meeting Agenda

12/4/2025 – 6:30 pm – Ritchy Reserve, 7889 E. 106th St

**Call to Order:** 6:35 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, Bill Reynolds

**AMI:** – Danette Markovich, Property Manager

**Prior Minutes:** (as of 9/5/2025) Reading waived, minutes accepted.

**Treasurer's Report:** 12/4/2025 Report accepted

**Operating:** \$21,899.11

**Reserve:** \$37,792.92

**Accounts receivable:** \$1,361.95 (Oct 31st) # of Homeowners 4

### **Committee Reports:**

**Newsletter:** we will revisit in spring to see what we want to send out

**Christmas Lights:** *Fa la la la la!* Carson bought new bows and LED lights for next year

### **Landscaping:**

-flagpole lights: The flagpole lights are constantly on. Ron will call the flagpole company and see if it can be wired so that it's dusk to dawn again.

-we are now on a three year contract with the pond company

–Carson suggested that if Richey Reserve works out as meeting space that we order new signs with meeting location and time listed

### **Rental List (10 Maximum):**

**Current Rentals:** 10 **Available:** 0 **Wait List:** 6

**Waitlist:** 1. Ron and Alice Hays 2. Jill Young 3. Carson King 4. Mary Meyers 5. Tyna and John Seall 6. Bill and Cheryl Reynolds

### **Homes sold: 1 (October)**

### **Management Report:**

1. Spoke with realty companies or realtors regarding rentals in community.
2. Worked with legal on past due accounts.
3. Worked with legal on renter issues.
4. Sent lease availability letter to owner updating list.
5. 2026 Budget approved and mailed to owners.
6. 2026 billing and newsletter sent to all owners.
7. Rental list enclosed.
8. We continue to answer questions from realtors and appraisers regarding properties in the community.
9. We continue to visit the community to monitor issues that may need to be addressed.

### **New Business:**

-Barb Slack agreed to be on the welcoming committee.

-We need to find a VP

-We will post direction signs at Richey Reserve's entrance pointing people to the side door; we need to check with staff there to get WiFi access

**Next Meetings:** Feb. 5, 2026; May 7, 2026; September 3, 2026; October 1, 2026 (annual); December 3, 2026

**Meeting Adjournment:** meeting adjourned at 7:17 pm