



THE GATES AT BOULDERCREST UOA 2025 July 8th MEETING MINUTES

I. MEETING DETAILS

- Date: 8-11-2025
- Time: 7:31 PM
- Location: Zoom

II. ATTENDEES

- President: Morieka Johnson
- Treasurer: Darrell Hampton
- Secretary: Ryan Lebo
- HMS Property Manager: Janet Fotey
- Homeowners: 28

III. ABSENCES

- NONE

IV. CALL TO ORDER

- The President, Morieka Johnson, called the meeting to order

V. APPROVAL OF THE MINUTES FROM PRIOR MEETING

- No approval of minutes from prior meeting given

VI. FINANCIAL REPORT

- No financial review given at this meeting

VII. UNFINISHED BUSINESS

- NONE



VIII. NEW BUSINESS

- **Our announcement:** We are moving to AMG property management company, effective Sept. 1.
 - Moving for the following reasons:
 - 1) improved technology, means less emails
 - 2) streamlined tools, means less work for volunteers
 - 3) cost savings, means fewer fees and reduced management costs, overall savings is \$104/month to the association.
 - Be on the lookout for communications from AMG to setup your new account portal.
 - Please discontinue any automatic payments with HMS.
 - Introduction to our new Property Manager will be communicated when scheduled.
 - Note that Violations will transfer, along with any pre-paid balances.
 - You will need to re-setup a new payment plan with AMG.
- **COMMUNITY REMINDERS:**
 - ALL exterior repairs require and approved Architectural Request form BEFORE you begin any work.
 - ALL pets must be on a leash when outside (exception inside the dog park).
 - On-Street Parking is for GUESTS.
 - Grills MUST BE 10-15 FEET from ALL homes. Residents are encouraged to place grill pads (2' x 6') on the back side of the patio slab as per the Rules & Regulations.
- **HO6 Insurance:** You should have enough coverage for the master policy deductible, which is \$25,000. You should have enough coverage for your contents, liability, upgrades and betterments. If you have any insurance questions, here's the info for our insurance broker, [Judy Dreher, Insurance Broker, <judy@dreherinsurance.org>](mailto:judy@dreherinsurance.org), 678.497.0642.
- **CellGate:** New features have been activated in the CellGate app to allow users to create a single-use and a temporary event virtual key. If you haven't downloaded and installed the app, here's the link: <https://cell-gate.com/cellgate-app/>. Please note: Residents can only register with the app using an invitation link that was emailed or texted earlier this year. If you no longer have that invitation, submit a request through the HMS portal with your email address and phone number, and we will send you a new invitation link.

Some residents are experiencing issues with the CellGate app—pressing “1” doesn’t always connect the voice call, and video calls from the gate may not start. This is a known problem related to certain carriers not passing touch-tone (DTMF) signals correctly. CellGate is working with the carriers to resolve it. In the meantime, if you are having this issue when your visitor is at the call box, you can now grant access by generating a single-use PIN or QR code in the CellGate app and share it with your visitor.

IX. OPEN COMMENT

- Open discussion:



- 1340 GC – asked questions about parking, requested fair enforcement equally to all residents.
- 1476 GC – asked when the gun range will be moving to the new location. Relocation was delayed for unknown reason.
- 1476 GC – asked for clarification on what HO6 and Master policies each cover. And requested clarification on any potential gaps between the two. Reference 2024 Annual Meeting where Insurance coverage was discussed by Judy Drehr, our Insurance Broker. Contact info listed above to ask detailed questions directly to Judy.

X. ADJOURNMENT

- Meeting was adjourned at 7:59 pm