**GNHOA BOARD MEETING MINUTES**

**September 5, 2018**

**Board Members Present:**,Bill Fillion, Randy Marks, Bob Swedenburg, Gary Rusnak, Carroll Clabaugh, Tina Dudley, Lisa Cole, Chris McCloy, Mark Keller and John Rickman.

**Board Members Excused:** Chad Bertanzetti and Bill Goettlicher.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:00 pm by President Bill Fillion.

**Annual Meeting:** Gary presented the draft charts for the Annual Meeting, and the Board reviewed each chart and provided inputs. The Annual Meeting is scheduled for Thursday, Sep 20, 7:00 pm, at the Antelope Trails Elementary School. Two Director-At-Large Board positions are up for election (currently held by John and Chris). John has been nominated.

**Minutes (Bob):** The minutes of the August 1, 2018, meeting were approved as read.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through August 31, 2018.

 Checking Account balance: $28,521.24. Savings Account balance: $55,197.95. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 8/5/18 received check for partial payment from Bankruptcy Trustee.

Account #4043: No response on initial warning letter. Sending certified warning letter.

Account #4108: No response since initial call two months previously. Will send letter.

Account #4109: No response on initial warning letter. Sending certified warning letter.

Account #4112: 8/23/18 Received full payment.

Account #7009: Payment plan in progress.

The Board reviewed and approved by unanimous vote the 2019 budget presented. The Board approved the continuation of the $75 per year homeowner assessment in 2019.

**Webmaster Report (Randy):** Randy explained that he has finished the study to archive GNHOA documents in a repository on the web site and will begin implementation. He posted the Annual Meeting notice, the Green Thumb Award winners, and updated the WayGreen notice.

**Alert System Manager Report (Lisa):** Lisa reported no activity the past month.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be Sep 8 where the Sheriff’s Office will conduct a 1 1/4 hour REACT defensive action course for all attendees.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved two new landscapings.

Filing 4 (Chad Bertanzetti): Absent and no report.

Filing 8 (Gary Rusnak): Sent two letters on violation of trailer parking.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John said that RMC Consultants and GE Johnson Co have walked the drainage site and they are expected to bid by the end of September. Bill Sieck Contracting has not yet responded. John expects to get cost estimates to repair each piece of the storm damage separately as well as cost estimates for repairing all at once from each of the three contractors.
2. Board Approval for Common Area Repairs: No change. Gary reported that work has begun on three board-approved projects: (1) Upper Holbein Ditch for $12,850 to clear out debris and add rip rap and build a berm to turn the water into the middle; (2) Alcott Court Drainage Daylight for $525 to dig out and shape the outflow to avoid standing water; and (3) Concrete Path Culvert Crossing between Jake’s Lake and Alcott Ct. for $525 to replace and add rip rap.
3. Ground Maintenance Plan for 2018: Status of projects is provided below:
	1. Change the stop signs that are metal with wood poles for consistency in the community. STATUS: **Seven posts to be replaced.**
	2. Cleanup and replace weed block at Desiree entrance. STATUS: TBD
	3. Clean out the ditch between Gleneagle Drive and the school (will require county coordination and approval). STATUS: TBD
	4. Clean-up, renew the mulch, and trim trees and shrubs at the Gleneagle North HOA entrance sign area on Gleneagle Dr. STATUS: **Chris cleaned up part of the area, and Randy helped. The Board decided not to spend funds on this project until they decide on whether to fund the Jake’s Lake dredging due to collateral impact (see Old Business item #1).**
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and bill.
5. Encroachment into Common Areas: No change from March. This is about encroachment on the common area by homes in the Gleneagle 3 HOA on the south side of the area. The issue has existed almost since GNHOA was formed. The Board sent letters to the offending homes in past years notifying them of the encroachment, but none had gone out in the last three years. It was determined that we should notify the homeowners again. Gary will coordinate with the Gleneagle 3 HOA BoD and prepare letters to be sent.
6. ACC Delegation of Authority: John and Bob met to review the governing documents. An analysis of the situation and recommendations were provided to the Board for deliberation at the October Board meeting. Also, the Board previously decided to schedule a special meeting in the third week of October to go through the GNHOA files currently in storage. Chris will call the firehouse to set a date and time.

**New Business:**

1. Noxious Weeds: Mark led a discussion on the noxious weeds in the common area off Holbein. Mark said he will ask a weed-sprayer how to eliminate them.
2. Trash Pickup Contract: Gary reported that the trash pickup contract will expire in December 2018. Bestway has submitted a proposal to continue service for three more years with a minimal rate increase. Gary will provide an analysis at the next meeting.
3. Next Board Meeting: The next Board meeting will be **Wed, Oct 3,** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:50 pm.

**Approved by a majority vote of the Board of Directors.**

//signed//

Robert L. Swedenburg

Secretary, GNHOA