**GNHOA BOARD MEETING MINUTES**

**October 3, 2018**

**Board Members Present:**,Bill Fillion, Randy Marks, Bob Swedenburg, Gary Rusnak, Carroll Clabaugh, Bill Goettlicher, Lisa Cole, Mark Keller, John Rickman and Brian Bleike.

**Board Members Excused:** Tina Dudley.

**Board Members Absent:** Chad Bertanzetti.

**Guests:** John Horvath (Gleneagle North Filing 9).

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:01 pm by President Bill Fillion. Bill introduced the new Board member, Brian Bleike, and asked all attendees to introduce themselves. Bill congratulated Brian Bleike and John Rickman on their election.

**Minutes (Bob):** The minutes of the September 5, 2018, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through September 30, 2018.

Checking Account balance: $27,040.48. 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: 9/5/18 Received check for partial payment from Bankruptcy Trustee.

Account #4108: 9/28/18 Sent letter requesting contact.

Account #4109: 9/27/18 HOA was contacted and working payment.

Account #7009: 9/25/18 Sent email reminder about payment plan.

**Webmaster Report (Randy):** Randy posted the residents-approved 2017 Annual Meeting minutes. He asked that all board members send him any documents for the archive.

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

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be November 17th.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved one new landscaping.

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

Filing 8 (Gary Rusnak): Approved one new paint and one new landscaping.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John said that he had walked the area with Bill Sieck who provided a cost estimate that included check dams in the drainage ditch which he highly recommended. John will talk to RMC about check dams and obtain quotes from them.
2. Board Approval for Common Area Repairs: Gary reported that work is now completed and paid 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: **Brian volunteered to organize a self-help and coordinate with the county for a 2019 spring clean-up.**
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and bill.
5. Encroachment into Common Areas: Gary stated that he contacted the lawyer attempting to find a copy of the 2005 original letter sent concerning encroachment on the south side of the upper common area by homeowners in the Gleneagle 3 HOA. The last time the BoD notified the homeowners about encroaching was in 2005. The BoD determined that another letter should be sent. Gary will coordinate with the lawyer and Gleneagle 3 HOA BoD on a new letter to be sent.
6. ACC Delegation of Authority: The Board discussed the written analysis of the situation and recommendations provided last month by John and Bob after they reviewed all the governing documents. There was discussion on the need to do anything different from the current situation and particularly on the recommendation for a single 4-member ACC with a Chairman. In light of this John will contact the lawyer to review the GNHOA governing documents for compliance. Nothing was said about the special meeting to be held in the third week of October to go through the GNHOA files currently in storage.
7. Noxious Weeds: Mark said a weed sprayer will do the fall spray in early October, and he plans to discuss how to control the noxious weed situation.
8. Trash Pickup Contract: The current Bestway contract expires December 2018. Gary received Bestway’s proposal for the next three years. Gary presented a financial analysis that would increase the trash rate to $13.00 per month, for all three years. The Board voted to approve the contract and charge each resident $13 per month for the next three years. In addition, the Way Green Recycle service will increase to $5.25 per month for the three year period.

**New Business:**

1. Filing 8 Covenant Enforcement: Randy volunteered to be on the Filing 8 ACC and Gary agreed.
2. Annual Meeting Minutes Review: The Board reviewed the draft minutes of the 2018 Annual Meeting held on 20 Sep 2018. There were no changes to the draft.
3. Maintainability of New Projects: Guest John Horvath asked about any new greenbelt trails being designed by the board. None are in design at this time. He explained how important it is to provide maintainability and sustainability into the design of any new trails or other outdoor projects. The Board thanked him for this discussion.
4. BOD Officer Elections: The Board members made nominations and voted unanimously for the following officers for the 2018-2019 Board effective immediately:

***President:*** John Rickman

***Vice President:*** Mark Keller

***Secretary:*** Bob Swedenburg

***Treasurer:*** Gary Rusnak

The Board also voted for Brian Bleike to be an Assistant Treasurer. Everyone gave a grateful round of applause to outgoing President Bill Fillion for an exceptional job.

1. Next Board Meeting: The next Board meeting will be **Wed, Nov 7,** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:26 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA