

GNHOA BOARD MEETING MINUTES
January 4, 2023

Board Members Present: John Rickman, Mark Keller, Brian Bleike, Lisa Cole, Bill Goettlicher, Andy McNabb, John Horvath, Tim Marburger, Bob Dahl, Carroll Clabaugh, Don Richardson, Bob Swedenburg, and Blair Dinkins.

Guests Present: Bill Hoffman, Mark Yoder, Jason Fields, and Michael Nagy

Board Members Excused: None

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

Opening Remarks: The meeting was called to order at 7:01 pm by President John Rickman.

Discussion Of Proposed Letter to ASD20 Regarding Water Issues

1. Mark Yoder briefed the board on an underdrain from Antelope Trails Elementary that goes under Jessie and to the open space to the south. Mark relayed growing issues with water seepage in basements in the area and that this could be a potential source. The board and other members who have been here for over a decade also discussed the history of problems in this area.
2. Mark and other homeowners affected by the water issues request that the HOA send a letter to District 20 to inspect the area and specifically the condition of the underdrain to confirm whether water problems and drainage issues are related to the underdrain.
3. Bill Hoffman strongly supports inspecting that drain as a prudent measure and noted that problems with this drain could be the cause of water problems. Bill also noted that the county may not be aware of the existence of the drain since it was installed so long ago.
4. Bob motioned to approve the sending of a letter and the motion was seconded. The board then discussed the issue further. Several board members noted that the proposed letter submitted by homeowners would need revisions to address HOA-specific concerns. The motion was unanimously approved and a revised letter would be drafted and sent.

Meeting Minutes: The December 2022 meeting minutes were approved with one minor correction.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through December 2022. This is a summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$67,585.05. Savings Account balance: \$83,765.02.
2. Brian generated invoices for the January 2023 billing cycle, applied all pre-payments, and added interest to delinquent accounts with liens. Bills should be mailed out this week.

3. Delinquent account status:
 - a. The HOA is continuing to receive two scheduled monthly payments for account 8113 according to the payment plan. The remaining balance is now less than two billing cycles.
 - b. The last partial payment from delinquent account 3011 was received in November 2022, with no other communications regarding payment for the remaining balance.
 - c. For account 4102, a previously coordinated payment plan is in effect. The HOA received payment for one billing cycle in December and another payment is scheduled for this month. The account is no longer in delinquent status.
 - d. Accounts 3004 / 3120 / 8026 - no communications were received from the delinquent account notices. The Board approved the filing of liens in the December 2022 meeting but agreed to hold off until January 2023 to monitor for any payments. Notices of recycling cancellation were sent, and liens will be filed later this month if there is no further response from the owners.
4. Brian also reviewed checks, deposits, income, and expenses for December 2022 and answered questions from the Board.

Webmaster Report:

- Email:
 - Email usage is within norms.
- Website Updates:
 - Golden Lights Winners were added to the website.
 - Added a quick link to “Items of Interest” that links to information and programs of interest.
 - Added several HOA-related documents.
 - Bob will work on fixing some of the main links on the site this month.

Alert System Manager Report (Lisa): Four alerts were sent this past month.

Welcome Packages Report (Lisa): No welcome packages were delivered this past month.

NEPCO Report (Bob):

- Bob noted that the NEPCO board recently had elections. Bob remains the NEPCO Vice President.
- The next NEPCO General Membership Meeting will be held at the Woodmoor Barn on Saturday, 14 Jan 2023. Guest speakers will be John Liosatos, Transportation Director for the Pikes Peak Area Council of Governments, and Greg Roosevelt, NEPCO Rep to the El Paso County Major Transportation Corridors Plan development effort, as well as a CDOT engineer to discuss the situation.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15375 Steinbeck – Approved roof shingles and a solar installation
 - 15235 Jessie – Approved landscaping

Filing 4 (Tim):

- Complaints / Violations
 - None
- Requests / Approvals
 - None

Filing 8 (Andy):

- Complaints / Violations:
 - 15550 Benchley – Was informed by a neighbor of potential permitting violations related to electrical and other matters. The resident intended to notify the PPRBD. There is no way to verify any HOA violations, so the ACC will continue to monitor the situation.
- Requests / Approvals:
 - None.

Filing 9 (Carroll):

- Complaints / Violations
 - None
- Requests / Approvals
 - None

Landscaping and Maintenance Report:

1. Trail Repairs:
 - a. Don relayed that Cajun Cutters cleaned up the area and Don considers this area complete until spring cleanup.
2. Snow Removal:
 - a. Don informed the board about snow removal activities. He noted that with the new contractor, there is less flexibility and if we call the contractor for snow removal, the HOA gets charged for all four areas. So he did not call for snow removal for low-snow events. Mark will temporarily take over responsibility for determining whether snow removal is necessary and calling the contractor.
 - b. There is also the problem of El Paso snowplows piling snow onto sidewalks. John will contact Holly Williams to see if anything can be done.
 - c. Tim also noted that the fire station is not shoveling the sidewalks anymore and he will call the fire department to get this addressed.

Improvement Projects:

1. Signpost Replacement:

- a. Bob noted that the final signpost still hasn't been installed. Bob is continuing to coordinate to get the final signpost completed. Once the final signpost is installed, Bob will schedule the county inspection.
 - b. Bob and Brian noted that the bill, which includes the final post, is approximately \$1,800 under the bid.
2. Filing 3 Entrance Improvements:
 - a. Brian noted there are no updates on this project, and he doesn't expect more info until later this spring.

Old Business:

1. Underground Spring and Drainage Issues:
 - a. Bill Hoffman briefed the board on the current status of the test wells. He stated that the water level had continued to drop, which is consistent with seasonal variation. Bill will work on a mitigation proposal to give to the board.
 - b. Tim Marburger described a new problem approximately 30 yards away where additional water is pooling. Bill Hoffman will examine the area when the snow melts to help determine the cause.
2. Resident Directory:
 - a. Brian and Bob were working to attempt to automate the collection of emails with the billing system in QuickBooks, but that was too complicated so the data will be populated to QuickBooks manually.
 - b. John recommended putting an announcement in the February newsletter with information and options for residents. It will also be put prominently on the website.
3. Meeting With Jessie Drive Homeowners
 - a. John and Bill briefed the board on other activities and information he and the Board had done over the past month regarding the water problems in this area, including the new roadwork on Jessie. Bill noted that the crew did not find any significant subsidence areas that needed repair which would indicate a larger problem.
4. Newsletter Funding:
 - a. John said there was no further interest in sponsorship beyond the three interested parties. John and Lisa will contact the first sponsor and have him coordinate with Lisa for the newsletter advertisement.
5. Street Parking Ordinance:
 - a. John briefed the board on an El Paso county ordinance on street parking. The proposed ordinance has a major problem in that it allows parking virtually any vehicle indefinitely if done so adjacent to the owner's property. John is going to try to get an amendment to get an exception for our residential zoning area. John asked for input to provide compelling reasons for an amendment.

New Business:

1. Email Account Issues:

- a. Brian also noted the present email system won't work with QuickBooks billing, so a different solution will need to be found. Bob Dahl and Brian were looking at potential options.
2. Hearing for 15295 Jessie Drive:
 - a. John noted the third letter had been sent regarding the continuing violation of the yard and a board meeting will need to be scheduled. The Board decided to hold a Zoom meeting at 7pm Mountain on January 19th.

Topics from the Floor:

1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, February 1st, 2023.

Adjournment: The meeting was adjourned at 8:28 pm.

//signed//
Andrew P. McNabb
Secretary, GNHOA