**GNHOA BOARD MEETING MINUTES**

**September 4, 2019**

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

**Board Members Absent:** None. A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:00 pm by President John Rickman. John announced that Bill Fillion, who has served exceptionally as the Filing 3 ACC for eight years, has resigned his post effective today.

**Minutes (Bob):** The minutes of the August 7, 2019, meeting were approved as written.

**Treasurer’s Report (Brian):** Brian provided the following information on the Treasurer’s Report through August 2019.

Checking Account balance: $59,205.85. Savings Account balance: $35,221.20. Accounts that have been in arrears more than 1 year are the following: 4083, 3034, 4127, 4106, 4110, 4099, and 4121. Brian will send warning letters to these homeowners. The Board voted unanimously to obtain two bank debit cards in the names of the President and Treasurer in lieu of checks for many payments.

**Webmaster Report (Randy):** Randy stated that he posted a notice for the Annual Meeting, and he’ll soon post the winners of the Green Thumb Awards on the web. In regards to getting the gnhoa.com domain name re-registered from a prior GNHOA resident who used to be on the Board to a current Board member, Randy stated that this is in progress and he’ll continue to pursue it to resolution. Randy is leaving his position as the GNHOA webmaster and finishing his term on the Board. John said he’ll pursue a new volunteer webmaster.

**Alert System Manager Report (Lisa):** Lisa said there is nothing to report.

**NEPCO Report (Bob):** Bob reported that the next meeting will be held September 14 with guest speaker Steve Schlieker, County Assessor, speaking on the new property assessments resulting in higher property taxes. Also, NEPCO activated its new web site.

**ACC Reports:**

Filing 3 (vacant): Nothing to report. Bob will contact Bill Fillion on a possible replacement. Lisa will contact Joy Garscadden to see if she is interested.

Filing 4 (Bill Goettlicher): Nothing to report.

Filing 8 (John Rickman): Two violation letters on dead trees and a follow-up letter on dead trees, will soon send two violation letters on street parking.

Filing 9 (Carroll Clabaugh): Three covenant issues were resolved.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the contractor will soon do the final smooth grading and seed the area since it has now dried.
2. Noxious Weeds: Mark reported that the Eagle Scout project was cancelled by the scout due to safety concerns. Mark is exploring new options including asking neighbors to adopt an area to take care of. We still need a 6-year plan to keep cutting for total eradication of the Teasel.
3. Wooden Sign Post Replacement: John received one bid from the two contractors suggested by Home Depot to replace the sign posts but it was much higher than expected and has not yet been accepted. Also, John sent a letter to the county requesting permission to replace the steel posts and 4x4s so we will be legal and asked the County to provide specifications for the 6x6 wooden posts and signage in hopes they may be less strict than what we had gathered.
4. Graffiti on Wall along Baptist Road: John reported that the county has removed the graffiti as required by the county resolution.
5. Sidewalk Repair: Mark reported that the sidewalk east of Jake’s Lake that was broken by a contractor will be repaired but the date is now pending.
6. Landscape Maintenance in GNHOA: John had asked each of the four Filing Directors to survey their filing and identify common-use areas that are currently landscaped and require annual maintenance and other areas that need to be cleaned or maintained so we have a handle on the scope of work. He asked each Filing Director to provide the list of areas to Bob Swedenburg for consolidation.

**New Business:**

1. Annual Meeting: The 2019 GNHOA Annual Meeting will be held on September 18, 7:00 pm, at the school gymnasium. John presented a draft version of the charts and the Board reviewed those, recommending changes as appropriate. The primary item for discussion was funding sources for the repair of the storm water drainage corridor and continued maintenance of this area. After much discussion, the Board decided to use $30,000 currently in reserve with a new Special Assessment to cover the remaining cost estimated at $120,000 for the dredging of the lower retention pond and the drainage channel re-construction. Based on that estimate, we will present a preliminary notification at the annual meeting of a $250 per home special assessment to be collected over three billing periods at $85, $85 and $80 per period. The Board also approved a $25 increase in the annual assessment from $75 per year to $100 per year starting in January of 2020 to establish a contingency reserve for sustained maintenance and future repair of the storm water drainage corridor. This will all be described at the Annual Meeting. John will send the chart package to the Board for another review.
2. 2020 GNHOA Budget: Brian presented numerous charts describing past, current and future income and expenses, and described how the new QuickBooks program will ease the Board’s understanding of GNHOA’s finances. He presented the draft 2020 budget for discussion, and the Board approved the budget with a $25 increase in the annual assessment from $75 to $100 per year. The increase (approximately $12,000 per year) will be held in a separate account for use in maintaining the storm water drainage corridor and for future repairs such as a 10-year dredging of the two retention ponds.
3. Next Board Meeting: The next Board meeting will be **Wednesday, October 2, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:45 pm.

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

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Robert L. Swedenburg, Secretary, GNHOA