**GNHOA BOARD MEETING MINUTES**

**October 4, 2017**

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

**Guests Present:** Dennis Feltz

**Board Members Excused:** Chris McCloy and Carroll Clabaugh

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 6:58 pm by President Bill Fillion.

**Minutes:** The minutes of the September 6, 2017, meeting were approved as written.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of September 30, 2017. The information from the report is below:

Checking Account balance: $55,139.71. Savings Account balance: $21,668.62. The treasurer also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: Increase to $1880 claim is still in dispute.

Account #3039a: Sent second notice for balance.

Account #4120: Lien filed 9/18/17.

Account #4141: Board voted to approve sending lien warning letter.

Account #8032: Contacted homeowner, will work on payment plan.

**Webmaster Report (Randy):** Randy reported that an FAQ was added to the web site.

**Alert System Manager Report (Lisa):** Nothing to report.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held 18 Nov 2017 and hopefully will feature guest speakers from the electric and gas energy companies.

**ACC Reports:**

Filing 3 (Bill Fillion): Nothing to report.

Filing 4 (Bill Goettlicher): Sent two letters on the parked work trailer which said to move by Oct 16. The Board approved sending a warning letter after Oct 16th if the trailer is not moved.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): No report.

**Old Business:**

1. Storm Damage Repair: Gary reported on the grant funding for repair work of the greenbelt drainage ponds from the September 2013 storm. The delineation report was completed and submitted by Kiowa Engineering Consulting who did a great job. Hopefully we will get a permit by 5 Oct, and the RFP will be released by the county 11 Oct. Cost of report should be about $1800, not $3500 initially expected.
2. Alcott Court Trailhead Drainage Damage: No change - waiting for the final bill.
3. Independent Financial Review: Bill said the review will probably be started and completed by the end of this calendar year.
4. Annual Meeting: There were a few discussion items from the 2017 annual meeting requiring Board deliberation. The Board discussed the following:
	1. Raise annual assessment? The Board decided that the annual assessment of $75 is adequate for 2018, same rate as in 2017 when rate was increased to $75.
	2. All Rock Landscaping: Filing 4 has no grass percentage requirement for landscaping in the covenants. The new landscaping on Holbein is OK.
	3. Green Thumb Award: The Board decided to keep the Green Thumb Award.

**New Business:**

1. Mr. Walters: Mr. Walters has asked to step down from his role supporting the GNHOA and Mark Keller has agreed to take over.
2. Roster Update: The Board asked Bob to update the phone roster of Board members and email it to all for use if last minute meeting cancellation requires notice.
3. Next Board Meeting: The next Board meeting will be **Wednesday, November 1st** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 7:45 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA