**GNHOA BOARD MEETING MINUTES**

**December 5, 2018**

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

**Board Members Excused:** Chad Bertanzetti.

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.

**Minutes (Bob):** The minutes of the November 7, 2018, meeting were approved as written.

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

 Checking Account balance: $50,892.77. Savings Account balance: $55,203.51. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 11/4/18: Received check for partial payment from Bankruptcy Trustee.

Account #4108: 11/13/18 Final collection letter was sent certified mail to homeowner. 11/20/18 Homeowner left message for Treasurer; 11/26/18 Treasurer returned call left message.

Account #7009: 10/14/18 Received partial payment.

**Webmaster Report (Randy):** Randy said he posted some new documents on the web site including the notice of the hay wagon ride.

**Alert System Manager Report (Lisa):** Lisa reported that she posted an alert 26 Nov regarding the controlled burn and resultant smoke.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be January 12, 2019 and the guest speaker is yet to be determined.

**ACC Reports:**

Filing 3 (Bill Fillion): Nothing to report.

Filing 4 (Chad Bertanzetti): No report.

Filing 8 (Gary Rusnak): Will be sending notices regarding two trailer issues.

Filing 9 (Carroll Clabaugh): Approved one new landscaping.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John said that he has received a firm bid from RMC and waiting to receive one from Bill Sieck on the dredging and tree work at Jake’s Lake for this winter. Bids are due no later than Dec 31. Phil Tunnah, a GNHOA resident who works in the El Paso County Stormwater Division, has volunteered to assist with the delineation of work for the drainage channel and lower retention pond. He discussed the need for check dams with his staff. They recommended that “riffle dams” would be required about every 200 feet. That recommendation will be considered when the request for bids for channel repair is issued in 2019. The Board will review both bids for the Jake’s Lake portion and make a decision at the January 2019 board meeting.
2. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and bill.
3. Encroachment into Common Areas: Gary provided a draft letter from the lawyer to be sent to the 13 boundary residents in Gleneagle #3 HOA that have encroached into the GNHOA common area.  Gary edited the letter to a more friendly collaborative tone, over the lawyer’s initial draft. Gary also proposed that the letter be sent by the GNHOA President instead of the lawyer. The purpose of the letter is to properly notify the homeowners that they have encroached on GNHOA property, and in order to ensure GHHOAs possession of the property, title but allows their use. Gary will coordinate with the Gleneagle #3 HOA BoD before sending the letters as they have been collaborating to resolve the issue. The letters will probably be sent to the homeowners in January.
4. Noxious Weeds: Mark said he talked to the weed sprayer. The dead weeds can be cut and hauled out, but it will take two summers for the seeds that were dispersed from the now dead weeds to start to grow and we will need to eradicate those new weeds before they release their own seeds. The BoD is considering cutting the weeds down due to their unsightly appearance.

**New Business:**

1. The Hayride has been scheduled for Saturday, Dec 22.
2. The Christmas Light Contest will be held again this year. Gary contacted Mountain View Electric who agreed to donate $300.00 so that the number one home in each filing will receive a $75 credit on the electric bill.
3. Graffiti: More graffiti has been sprayed on the walk bridge crossing the drainage channel. Lisa offered to survey all the GNHOA common property for any additional graffiti, and also to contact the county regarding the graffiti on the drainage area by the school. She will also contact the tradesman that removed graffiti in the past to get a quote for repairing the walk bridge.
4. Bob announced that all the street sign posts and stop sign posts in Filing 3 have been decorated with Christmas garland and wreaths. Lisa and her husband volunteered to do this. It looks very festive and good comments from residents have been received. Lisa offered to help do this in other GNHOA filings if desired.
5. A box of historical GNHOA documentation in hard copy, held by Gary, was reviewed by the Board to decide on their disposition. The box held documents from 1999 to the current year.
6. Next Board Meeting: The next Board meeting will be **Wed, Jan 2, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:20 pm.

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

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Robert L. Swedenburg

Secretary, GNHOA