**GNHOA BOARD MEETING MINUTES**

**August 7, 2019**

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

**Board Members Excused:** Carroll Clabaugh and Brian Bleike.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:02 pm by President John Rickman. John stated that he will begin publishing a meeting agenda next month, he’ll attach the Treasurer’s report and the draft of the past meeting minutes, and distribute all to the Board members for their review prior to each meeting. John also announced that Bill Fillion, who has served exceptionally as the Filing 3 ACC for eight years, will be resigning his post after the September Board meeting. The Board thanked Bill and wished him all the best!

**Guest Presentation:** John introduced Life Scout Josh Velasco from Troop 194. Josh briefed his proposed Eagle Scout project to clean up the Teasel noxious weeds in the wetland drainage area east of Jake’s Lake. The approximate total cost for materials to the HOA would be $225.97. The Board moved and voted approval for funding for his project. Mark will send an email to Life Scout Josh Velasco to document this positive vote.

**Minutes (Bob):** The minutes of the July 11, 2019 meeting were approved as written.

**Treasurer’s Report (Brian):** Brian was unable to attend due to a last-minute business conflict in Denver. He provided the following information on the Treasurer’s Report through July 2019.

Checking Account balance: $22,945.16. Savings Account balance: $35,220.00. The treasurer’s report on accounts that have been in arrears more than 1 year was not available with one exception – John Rickman reported that a $200 check for payment on Account #4108 was returned as the account was apparently closed.

**Webmaster Report (Randy):** Randy stated that the Board needs to have the gnhoa.com domain name re-registered from a prior GNHOA resident who used to be on the Board to a current Board member. This is in progress. He also stated that the Bestway garbage trucks are now painted lime green due to changes from a corporate buy-out.

**Alert System Manager Report (Lisa):** Lisa sent an alert notifying residents of the new earlier USAF Academy flight training schedule. The sounds of freedom will come earlier.

**NEPCO Report (Bob):** Bob reported that he emailed the Board members a one-page synopsis of the highlights of the July NEPCO meeting, and the next NEPCO General Membership Meeting will be held September 14 with guest speaker Steve Schlieker, County Assessor, speaking on the new property assessments resulting in higher property taxes.

**ACC Reports:**

Filing 3 (Bill Fillion): One landscapes approved and one paint color approval.

Filing 4 (Bill Goettlicher): One paint scheme and one new deck approved.

Filing 8 (John Rickman): One violation letter on dead trees, one violation letter on parking, and two violation letters on lack of yard maintenance were sent.

Filing 9 (Carroll Clabaugh): One paint approved.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the sediment has been spread to its final configuration. The contractor will now clean up on the edges and seed the area.
2. Encroachment into Common Areas: John stated that the last homeowner has signed the letter, and all thirteen signed letters have been uploaded to the GNHOA web site.
3. Noxious Weeds: Mark reported that the Eagle Scout project will help, but we still need a 6-year plan to keep cutting for total eradication of the Teasel.
4. Wooden Sign Post Replacement: The Board reviewed the wooden sign posts specification sheet and replacement guidance document that Bob and John developed. After discussion, the Board voted approval of the specifications and guidance. John will send this document to contractors for a labor bid.
5. GNHOA Welcome Committee: Lisa provided a new version of the handout and the Board discussed and approved it.
6. Green Thumb Award: All went well for the August 3-4 Green Thumb Award evaluations.
7. Newsletter: Lisa reported that the Newsletter was finalized and distributed.
8. Graffiti on Wall along Baptist Road: John reported that the maintenance resolution in the county records was found, and the county will remove the graffiti as required using a power water spray. The county resolution was uploaded to the GNHOA web site.

**New Business:**

1. Sidewalk Repair: Mark reported that the sidewalk east of Jake’s Lake that was broken by a contractor will be repaired in August.
2. County Master Plan: The Board decided to post the link to the Citizen’s Survey for the County Master Plan on the GNHOA web site to encourage residents to take the survey.
3. Landscape Maintenance in GNHOA: Lisa posed the question of contractor maintenance of the GNHOA landscaped areas. After discussion, John asked each of the four Filing Directors to survey their filing and identify common-use areas that are currently landscaped so we have a handle on the scope of work. He asked each Filing Director to provide the list of areas at the September meeting.
4. Annual Meeting: The 2019 GNHOA Annual Meeting will be held on September 18, 7:00 pm, at the school gymnasium. Brian will prepare a 2020 draft budget for the Board to review and approve at the September Board meeting. John will take the lead to build the briefing charts. Notices will be sent to homeowners. The Board terms for Lisa and Randy expire Sep 2019 and they will be up for re-election.
5. Next Board Meeting: The next Board meeting will be **Wednesday, September 4, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:51 pm.

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

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Robert L. Swedenburg

Secretary, GNHOA