**Gleneagle North Homeowners Association**

Annual General Membership Meeting Minutes

September 20, 2018

The annual meeting of the Gleneagle North Homeowner’s Association (GNHOA) was called to order by President Bill Fillion at 7:10 pm, September 20, 2018, at the Antelope Trails Elementary School. The President asked all to stand and join in the Pledge of Allegiance.

**Attendance:** The number of homeowner signatures documented in the signup sheets was 41 in attendance which included homeowners, spouses and 11 board members. The number of proxy votes submitted was 71. A quorum was obtained. Members of the Board who were present included Bill Fillion, Randy Marks, Bob Swedenburg, Gary Rusnak, Tina Dudley, Carroll Clabaugh, Bill Goettlicher, Chad Bertanzetti, Lisa Cole, Chris McCloy and John Rickman. Mark Keller was excused. Bill Fillion thanked everyone for coming to the meeting and introduced the Board members who were present.

**Meeting Minutes from last year’s Annual Meeting:** Bill Fillion presented an overview of the meeting agenda and asked for a motion to waive the reading of last year’s 20 Sep 2017 annual meeting minutes. A motion from the floor was made, seconded and approved to waive the reading of the meeting minutes. A motion from the floor was made, seconded and approved to approve the 2017 minutes as written.

**Treasurer’s Report:**  Gary Rusnak, Treasurer, presented the Treasurer’s report for the year ending 31 August 2018. The report included information on GNHOA’s revenues and operating expenses, the trash collection and recycle program, community improvement expenses, status of the GNHOA’s various accounts and budget reserves, total budgeted and actual expenses from 1 Sep 2017 to 31 Aug 2018, and the board-approved budget revenues and expenses for 1 Sep 2018 through 31 Aug 2019. He also pointed out that trash fees renewals are coming up for the next three years, and the 2019 annual assessment would remain at $75.

**Past Years’ Objectives & Activities:**

Bill Fillion, Gary Rusnak and John Rickman presented and discussed the past year’s objectives and activities which included the following:

* Provided community improvement
	+ Researched various ideas – evaluated pros & cons
	+ Grant funding for Sep 2013 storm damage repair to drainage corridor expired due to excessive time for unforeseen government reviews
		- Board requesting bids to execute within existing HOA resources, will review, and decide on course of action
* Completed pedestrian crosswalk signage at Jessie and Gleneagle Drive
* Collected delinquent assessments
* Promoted civic organization projects (BSA and GSA)
* Published quarterly GNHOA newsletter
* Conducted annual “Golden Light String” Awards and “Green Thumb” Awards
* Responded to 81 Architectural Control Committee actions
* Continued maintenance of common areas
	+ Continued noxious weed spraying of common areas
	+ Jakes Lake and culvert crossing upkeep
		- Reviewing major repair bids
	+ Baptist Road and Gleneagle Dr. fence & ditch upkeep
	+ Alcott Court greenbelt entrance repair almost completed
	+ Upper greenbelt drainage repair is in progress
* Provided ongoing liaison with legal counsel, insurance agent, elementary school, El Paso County, other HOAs and NEPCO
* Sought grant funds when possible for community improvement (on-going)
* Conducted annual community unity activities – Holiday Hay Ride, Shred-It Day
* Conducted Spring Cleanup
* Monitored mosquito control with county
* Maintained [www.GNHOA.com](http://www.GNHOA.com) website
* Maintained web-based phone message service
* Maintained compliance with Colorado HOA Laws
* Conducted graffiti cleanup and replaced playground mulch
* Continued GNHOA Alerts (email notification of suspicious or dangerous activity) – 235 homeowners enrolled
* County road repairs can be called in at 719-520-6460

It was moved, seconded and approved to affirm and ratify the actions and activities of the BOD for last year. President Bill Fillion expressed the Board’s appreciation for the input from the residents to improve our community.

**Elections:**

A quorum was present with the attendees and the proxies received.

Two At-Large Director positions were up for election for a three year term. Nominated to fill the positions were the following:

* John Rickman
* Brian Bleike

There being no other candidates nominated, each of the candidates was elected by a vote unanimously to be an At-Large Director on the GNHOA Board of Directors for a three-year term beginning September 2018.

**Community Improvement Update**

Projects being evaluated:

* Repair storm damage to drainage corridor including Jake’s Lake and the Lower Detention Pond
* Renew planting areas around Jake’s Lake
* Improve lower greenbelt walking trails
* Convince the county to resurface Jesse Dr west of Gleneagle Dr
* Clean up the fence line ditch along Gleneagle Dr from Baptist Rd to Jessie Dr
* Erect a Gleneagle North HOA monument at north entrance
* Replace metal Stop Sign posts with wood

**2018-2019 On-Going and Future Activities and Objectives**

* Implement community improvement projects
* Revise GNHOA Bylaws as needed
* Continue maintenance of common areas
* Maintain web site and web-based phone message system
* Review Colorado law applicability
* Continue GNHOA alerts
* Continue ongoing successful community programs:
	+ Quarterly newsletter, awards programs, mosquito monitoring, Spring Clean Up, Shred-It Day, Holiday Hay ride
* Adjudicate Xeriscape vs Zeroscape
* Continue strong communications between residents and Board of Directors

**Topics from the Floor for Discussion:**

* Can we get the ditch between Gleneagle Dr. and the school cleaned out of weeds and such?
	+ Response: It is county property. The GNHOA has trimmed by the fence line.
* Can a map of the GNHOA trails be put on the web site?
	+ Response: Yes.
* When will the Holbein drainage work be completed?
	+ Response: Before winter.
* Need to clean up Jake’s Lake, it’s a scum pond, detracts from the community, and lowers property values.
	+ Response: The Board agrees it is urgent, and is currently reviewing bids to dredge and clean the pond; however, it will be next summer at the earliest.
* Should the GNHOA Alert System be used to notify homeowners of the Annual meeting and any Special Meetings?
	+ Response: Not everyone has voluntarily signed up to the Alert System, but it could be used as an adjunct to the mailings.
* Why are there completely dead lawns full of unsightly weeds in our HOA, and nothing is done even after being reported to the ACC?
	+ Response: The Board will discuss this.

**Meeting Adjourned**:

In closing, President Bill Fillion again expressed appreciation for those attending and asked that they tell their neighbors that the Board is here to help and would be grateful for any activity on their part toward improving the community. The Board is always open to suggestions, criticism and questions. The meeting was adjourned at 8:45 pm.

Approved by the GNHOA Board of Directors on October 3, 2018, for submission to the GNHOA residents for approval.

Robert L. Swedenburg

Secretary, GNHOA