**GNHOA BOARD MEETING MINUTES**

**August 1, 2018**

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

**Board Members Excused:** Carroll Clabaugh.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:05 pm by President Bill Fillion. Bill thanked Bob for bringing recent and relevant NEPCO information to the Board’s attention.

**Minutes (Bob):** The minutes of the July 12, 2018, meeting were approved with one correction.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through July 31, 2018.

 Checking Account balance: $63,120.10. Savings Account balance: $55,197.95. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 6/5/18 received check for partial payment from Bankruptcy Trustee.

Account #3039a: 7/15/18 received payment in full.

Account #4104: 7/10/18 check has cleared, thus account is now current.

Account #4108: No change. 6/28/18 received check for partial payment.

Account #8032: 7/15/18 homeowner paid remaining arrears through 30 Jun 18.

Accounts #4043, 4109, 4112: Lien warning letters were sent with July statements.

Account #7009: 7/29/18 received partial payment and established payment plan.

Account #8007: 7/20/18 received full payment thus account is now current.

**Webmaster Report (Randy):** Randy explained that he has been studying ways to archive GNHOA documents in a repository on the web site. He is still reviewing the details.

**Alert System Manager Report (Lisa):** Lisa reported that she sent an alert on the need to keep garage doors closed and cars locked if in the driveway to guard against intrusion.

**NEPCO Report (Bob):** Bob stated that he sent the Board members a synopsis of the highlights of the July 14 NEPCO meeting. The next NEPCO meeting will be Sep 8 where the Sheriff’s Office will conduct a 1 ½ hour REACT defensive action course for all attendees.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved one painting and one new landscaping.

Filing 4 (Chad Bertanzetti): Reviewing one painting and one small storage addition to a house. Three warning letters were sent regarding unsightly yards (one was the second notice).

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John contacted three contractors. He is still waiting to meet with R&C Consultants and Bill Sieck Contracting. He did meet with Mr. Ken Williams of GE Johnson Co and walked the area with him. John expects to eventually get cost estimates to repair each piece of the storm damage separately as well as cost estimates for the total repair all at once from each of the three contractors.
2. Board Approval for Common Area Repairs: No change. Gary reported that work has begun on three board-approved projects: (1) Upper Holbein Ditch for $12,850 to clear out debris and add rip rap and build a berm to turn the water into the middle; (2) Alcott Court Drainage Daylight for $525 to dig out and shape the outflow to avoid standing water; and (3) Concrete Path Culvert Crossing between Jake’s Lake and Alcott Ct. for $525 to replace and add rip rap.
3. Ground Maintenance Plan for 2018: Status of projects is provided below:
	1. Change the stop signs that are metal with wood poles for consistency in the community. STATUS: **Filings 3 and 9 have surveyed their filing and reported to Gary the location of steel posts that need to be replaced by wooden posts.**
	2. Cleanup and replace weed block at Desiree entrance. STATUS: TBD
	3. Clean out the ditch between Gleneagle Drive and the school (will require county coordination and approval). STATUS: TBD
	4. Clean-up, renew the mulch, and trim trees and shrubs at the Gleneagle North HOA entrance sign area on Gleneagle Dr. STATUS: **Lisa provided cost estimates for three options regarding scope of work. The Board decided to wait on this project until they decide on whether to fund the Jake’s Lake dredging due to collateral impact (see Old Business item #1).**
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and bill.
5. Encroachment into Common Areas: No change from March. This is about encroachment on the common area by homes in the Gleneagle 3 HOA on the south side of the area. The issue has existed almost since GNHOA was formed. The Board sent letters to the offending homes in past years notifying them of the encroachment, but none had gone out in the last three years. It was determined that we should notify the homeowners again. Gary will coordinate with the Gleneagle 3 HOA BoD and prepare letters to be sent.
6. ACC Delegation of Authority: Bob reported on his research regarding the need for a Bylaws amendment, and John and Bob decided to meet soon to review the facts of the matter collectively and report back to the Board. The Board decided to schedule a special meeting in the third week of October to go through the GNHOA files currently in storage. Chris will call the firehouse to set a date and time.
7. Budget Presentation: Gary presented a draft 2019 budget and provided a detailed description of each account (checking and savings). The Board will use this budget to make appropriate plans for community improvement and major capital project expenditures. The 2019 budget will be reviewed again at the September Board meeting.

**New Business:**

1. Annual Meeting: Gary will schedule the school for the annual GNHOA meeting in mid-September. Two Board positions are up for election currently held by John and Chris.
2. Next Board Meeting: The next Board meeting will be **Wed, Sep 5,** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:15 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA