**GNHOA BOARD MEETING MINUTES**

**January 2, 2019**

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

**Board Members Excused:** Bill Goettlicher, Tina Dudley, Brian Bleike and 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 December 5, 2018, meeting were approved with one change.

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

 Checking Account balance: $40,760.39. 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: 12/9/18: Received check for partial payment from Bankruptcy Trustee.

Account #4108: 12/13/18: Certified mail returned unaccepted; 1/2/19: Gary will send a letter requesting written contact allowing one last opportunity, prior to turning collection over to the HOA lawyer this month.

Account #7009: 12/15/18: Payment to be made by 1/15/19.

The treasurer also recommended that lien warning letters be included with the first half invoices to the following additional properties in arrears for one year or more, and the Board voted unanimously to do so:

 Accounts #2001, 4102, 4120, 4130, 4147, 8004 and 8026.

**Webmaster Report (Randy):** Randy said he posted the Christmas Light Contest award winners and updated the assessment area on the web site.

**Alert System Manager Report (Lisa):** Lisa had nothing to report this month.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be January 12, 2019 and the guest speakers should be the County Engineer speaking on transportation projects and the County Planner speaking on the new El Paso County Water Master Plan.

**ACC Reports:**

Filing 3 (Bill Fillion): Received lots of calls complaining about overnight parking on streets. Approved one solar installation. Bill intends to send a letter to all Filing 3 residents explaining what we are doing well and what we are not doing so well.

Filing 4 (Chad Bertanzetti): No report.

Filing 8 (Gary Rusnak): The trailer has been removed from Desiree Dr.

Filing 9 (Carroll Clabaugh): Carroll hosted an enjoyable Open House for some new neighbors.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John described the two formal bids received to dredge Jake’s Lake which is a major part of the total drainage corridor damage repair plan. The Board discussed the two bids and voted unanimously to accept the bid from Bill Sieck Contracting. John will notify Mr. Sieck and also request (1) that he provide a “no later than” date for completion, (2) that he ensure the detention pond is dredged to return it to its original contours and capacity as specified in the request even if part of the southern pond area requires some dredging. John will also ask that Mr. Sieck provide a written step-by-step procedure for draining the pond preferably with a map or video for future use by the HOA as needed.
2. Alcott Court Trailhead Drainage Damage: Sealing was finally completed and bill paid.
3. Encroachment into Common Areas: Gary and John will meet with the thirteen relevant homeowners during the Gleneagle #3 HOA board meeting on January 9, 2019, to explain the process and take questions prior to the formal letter being sent.
4. Noxious Weeds: Mark and Gary are investigating alternatives to get the current batch of dead noxious weed stalks removed from the upper drainage corridor during this winter.
5. Hayride: The Hayride scheduled for Saturday, Dec 22, was cancelled due to unsafe road conditions.
6. Graffiti: Lisa surveyed all the GNHOA common property for graffiti and found it only on the walk bridge crossing the drainage channel and a small area on the Jake’s Lake spillway. The Board decided that since the bridge graffiti is fading to let it be for now. She also contacted the county regarding the graffiti on the drainage area by the school, and they came out to cover it.

**New Business:**

1. Next Board Meeting: The next Board meeting will be **Wed, Feb 6, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:22 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA