**GNHOA BOARD MEETING MINUTES**

**January 7, 2020**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Tina Dudley, Carroll Clabaugh, Bill Goettlicher, Lisa Cole and Don Richardson. Andy McNabb attended as the new ACC for Filing 8.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:44 pm by Vice President Mark Keller. President John Rickman arrived later. Mark introduced Andy McNabb to the Board and each member introduced themselves to Andy and welcomed him as the Filing 8 ACC.

**Minutes (Bob):** The minutes of the December 4, 2019, meeting were approved as written.

**Treasurer’s Report (Brian):** Brian provided the following information on the Treasurer’s Report through end-of-month December 31, 2019.

1. Checking Account balance: $40,037.24. Savings Account balance: $35,225.91.
2. Brian stated that he has created and printed the invoices for the H1/2020 homeowner charges using a new format. He addressed other activities completed in the past month.
3. Payment was received in full from overdue account 3096, 4110, 4121, 8021, 8022 and 8103.
4. Still need to file liens on accounts 4106 and 4127.
5. Brian requested and the Board voted approval to file a lien on account 4062.
6. Brian then reviewed the income and expenses for December 2019.

**Webmaster Report (Bob Dahl):** Bob submitted a webmaster report describing website content changes and the status of email accounts. He asked each Board member to PLEASE delete old emails because the server is filling up. Also, each Board member should email Bob Dahl if you’d like emails deleted automatically AFTER being forwarded to your home email account.

**Alert System Manager Report (Lisa):** Lisa said there is nothing to report this month.

**Welcome Packages Report (Lisa):** Lisa reported delivery to two new residents this past month.

**NEPCO Report (Bob):** Bob reported that the next NEPCO meeting will be held January 11, 2020, with potential guest speaker Anton Ramage from the county storm water division speaking on county requirements, county-HOA agreements, and an effective maintenance program for storm water drainage corridors in HOA common areas

**ACC Reports:**

Filing 3 (vacant): Bob approved new windows for 64 Seagull Cir.

Filing 4 (vacant): Bill approved a paint color for 15251 Paddington Cir.

Filing 8 (vacant): John reported that he is working multiple parking issues.

Filing 9 (vacant): Carroll stated there is nothing to report this month.

Andy McNabb has volunteered to serve as the Filing 8 ACC effective immediately. John will train Andy for this position.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that he has not yet received a quote to clean out the valve access for the lower retention pond so we can drain it.
2. Noxious Weed Control: Mark provided a report on his contacts with five contractors to eradicate the noxious weeds. As soon as he gets a quote from Timberline Landscaping he will compare the proposed services and probably recommend either Front Range Arborists or Timberline Landscaping.
3. Wooden Sign Post Replacement: John is still waiting for a response from the county.
4. Trails and Landscape Maintenance Committee: Don reported that he has initiated discussions with the Open Space Manager in the GCA on connecting trails.
5. Insurance Renewal: John described the insurance renewal costs. The Board asked him to verify that the two detention ponds are included in the liability insurance before finalizing the policy. Due to a change in the carriers, the premium will probably increase by about $900. Brian said this can be accommodated in the budget due to the recent elimination of electricity expenses of about $1000 per year.
6. Dead Tree Removal Program: John explained that he is talking to two potential contractors for this program and may use both due the quantity of dead Aspen trees.
7. Golden Light String Awards: This was held 14-15 Dec 2019 and the winners’ addresses were sent to John and Brian. In the future, Brian will send to the Filing Directors the addresses of homes delinquent in their assessment payments so they will not be candidates for this award.
8. Holiday Hayride: Lisa reported the hayride was cancelled again this year due to bad weather.
9. Debit Card Application: John reported that the bank will not issue debit cards on our current accounts because GNHOA is not a federal non-profit but is listed as a Colorado non-profit.

**New Business:**

1. Newsletter Schedule: The new schedule for quarterly GNHOA newsletters will be Feb, May, Aug and Nov. Board members should send any write-ups for the Feb newsletter to Lisa by 24 January 2020.
2. Snow Removal on Gleneagle Dr. Sidewalks: After discussion, the Board decided that the sidewalk on Gleneagle Dr. should be plowed by Gary Frith all the way from Wuthering Heights to Baptist Rd. Tina will notify Gary of the new requirement.
3. Next Board Meeting: The next Board meeting will be **Tuesday, February 5, 2020** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:04 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA