**GNHOA BOARD MEETING MINUTES**

**January 4, 2017**

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

**Board Members Excused:** Tina Dudley, Bill Goettlicher

**Board Members Absent:** Dave Frye

A quorum was present.

**Meeting Location:** Antelope Trails Elementary School.

**Opening Remarks:** The meeting was called to order at 7:00 pm by President Bill Fillion.

**Minutes:** The minutes for the December 7, 2016 meeting were reviewed and approved as written.

**Treasurer’s Report:** The treasurer presented income and expenses as of January 4, 2017. The information from the report is below:

Checking Account balance: $25,928.53

Savings Account balance: $51,618.40

The treasurer also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039a: Started new account for #3039 due to bankruptcy filed.

Account #4147: No response from homeowner after lien was sent; Board voted to send final notice letter with 2017 1st Statement.

Account #8077: Certified letter from BoD requesting lien payment not accepted by homeowner; BoD voted to have lawyer send request for payment letter.

Account #9009: Contacted by homeowner, sent first of two payments 18 Dec 2016.

The Treasurer’s January 2017 report was approved unanimously by the board.

**ACC Reports:**

Filing 3 (Bill Fillion): One deck approved; letter sent on complaint regarding old car.

Filing 4 (Bill Goettlicher): Absent.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): The Golden Light Awards were gratefully accepted by the winners in Filing 9. Great program!

**Old Business:**

1. Storm Damage Repair: No change from last month, but Gary reported that the county has a new person working grants, and the process is starting to move quicker. This is grant funding to repair the September 2013 storm damage to the drainage in our greenbelt areas.
2. Culvert under Holbein: No change from last month. The culvert from Baptist Road water drainage that goes under Holbein is filling with silt and redirecting storm water on homeowners’ property. Gary stated that he will get an estimated cost from Bill Seike for annual maintenance with a backhoe to dig out the silt.
3. Website Update: Randy met with Jim Evans, website developer. The email accounts should be on the new website and should be established by next month.
4. Alcott Court Trailhead Drainage Damage: Gary said Mr. Seike reviewed the situation and climbed in the area, He took photos of the pipe disconnect causing the sink hole. Gary will take the photos to the county storm water person and request their assistance to remedy the situation.
5. Process for Review of Eagle Scout and Gold Award Projects: Chris provided the Girl Scout Gold Award information and a contact for projects. Bill Fillion stated that he will add this information to a standardized process for the Board to address Eagle Scout project proposals and Girl Scout Gold Award project proposals. Bill and Chris will develop the process and the forms.
6. GNHOA Alert System Manager: Lisa will contact Joy to get the e-mail database of resident signups. Randy will establish the Alert System on the new web server and establish the sign-up process.
7. School Crossing Sign: Bill met with the county to understand what needs to be done in order to install the school crossing signs. He provided data to the county traffic engineer for his analysis and determination as to what can or will be done.
8. Westcott Fire Protection District Revenue: Gary said the next meeting of the Fire District BoD is 17 Jan 2017 and he’ll attend. The GNHOA Board will continue to attend Wescott’s BoD meetings in order to monitor their actions and their potential effects on our homeowners. The GNHOA Board will attempt to keep homeowners informed via our newsletter, the GNHOA website, or you can go to *Our Community News (OCN)* which also provides coverage of the Wescott BoD actions.
9. Little Library: No change. Chris said she would get information on the Little Library concept and present it to the Board at the February 2017 Board meeting.

**New Business:**

1. HOA Insurance: Gary reported that the annual premium for renewing the HOA insurance policies is due by 21 Jan 17. The total cost estimate for multiple policies is $3,329 per year, a slight reduction from last year. The Board voted unanimously to renew.
2. BoD Meeting Room Rent: Gary reported that the Antelope Trails School is now asking for the meeting room rent to be paid in advance. The Board recommended that Gary send payment for the remaining year in order to minimize check writing.

**Adjournment:** The meeting was adjourned at 8:27pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA