**GNHOA BOARD MEETING MINUTES**

**April 3, 2019**

**Board Members Present:** John Rickman, Bob Swedenburg, Gary Rusnak, Tina Dudley, Bill Goettlicher, Randy Marks, Carroll Clabaugh and Lisa Cole.

**Board Members Excused:** Bill Fillion, Brian Bleike and Mark Keller.

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 March 6, 2019, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through March 31, 2019.

Checking Account balance: $70,037.05. Savings Account balance: $55,209.08. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039 – No payment was received in March.

Account #4108 – No payment was received so Gary sent a letter with the second billing notice on 4/3.

Account #2001 – No payment was received in March.

Accounts #4130, #8004, and #8026 – No payment was received after second notice. The Board voted unanimously to file a lien.

**Webmaster Report (Randy):** Randy will add a post regarding the Spring Clean-up on May 18 & 19.

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

**NEPCO Report (Bob):** Bob reported that the next NEPCO General Membership Meeting will be held May 18 with guest speakers HOA Attorney Lenard Rioth, District 20 State Representative Terri Carver, and District 19 State Representative Tim Geitner scheduled to speak on HOA legal issues and legislative impacts to HOAs.

**ACC Reports:**

Filing 3 (Bill Fillion): One unsightly condition addressed.

Filing 4 (Bill Goettlicher): Nothing to report.

Filing 8 (Gary Rusnak): Approved one paint request.

Filing 9 (Carroll Clabaugh): Approved one significant home addition.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the Board voted by email to amend the contract with Bill Sieck to provide an additional $9,000 to the existing $31,750 contract for a total of $40,750. The addendum to the contract was to dredge additional areas of Jake’s Lake that were discovered to be beyond the scope of the original contract. The vote was 9 members for and 2 members against the addendum. Also, John reported that he gave an extension to complete the sediment removal work from 15 March 2019 to 15 April 2019 due to weather impacts and the additional work.
2. Encroachment into Common Areas: John stated that he sent the draft of the new letter to the homeowners and received no comments. He set 9 April as a deadline for any responses, and will send final copies to residents on 10 April for signing and we will have a notary available.
3. Noxious Weeds: John reported that Mark has been cutting down many stalks and will continue to do so for now. The noxious weeds are *Common Teasel* and are on the County’s List B. The Board discussed options for getting the cut weeds removed and disposed.
4. Shred-It Day: Gary reported that Shred-It Day is set for April 20th.
5. Spring Clean-Up: Gary reported that the Spring Clean-Up Day is now set for May 18 & 19.

**New Business:**

1. Wooden Sign Post Replacement: Lisa asked about the process to replace the county’s metal sign posts with the distinctive wooden signposts GNHOA erects when one has been broken. There are still a few that need to be replaced. The suggestion was to find a contractor to retain on call to do this each time a wooden sign post is broken. John will investigate. Lisa offered to manage this activity if the Board so decides.
2. Next Board Meeting: The next Board meeting will be **Wed, May 1, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:07 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA