**GNHOA BOARD MEETING MINUTES**

**June 6, 2018**

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

**Board Members Excused:** Bill Goettlicher, Carroll Clabaugh 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 Bill Fillion. Bill thanked everyone who helped make the Spring Clean-Up a very successful event this year. He said he received good feedback from residents, and the Boy Scouts did an outstanding job of the greenbelt cleanup.

**Minutes (Bob):** The minutes of the May 2, 2018, meeting were approved after amendments.

**Treasurer’s Report (Gary):** Gary provided both an April 2018 report and a May 2018 report.

**As of 30** **April 2018:** Checking Account balance: $60,970.00. Savings Account balance: $55,192.44. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 4/7/18 received check for $83.16.

Account #3039a: No change. 2/21/18 Received partial payment toward balance owed.

Account #4104: 4/1/18 Resending certified letter with second notice.

Account #4108: 4/1/18 Resending certified letter with second notice.

Account #8032: 4/5/18 received payment IAW payment plan.

**As of 31 May 2018:** Checking Account balance: $54,666.54. Savings Account balance: $55,192.44. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: No change. Received check in early June.

Account #3039a: No change.

Account #4104: 5/31/18 homeowner contacted GNHOA and sending payment.

Account #4108: 5/13/18 post office returned certified letter unclaimed.

Account #8032: 5/1/18 received payment IAW payment plan.

The Board voted unanimously to file a lien for the arrears amount plus interest since certified mail was not returned on account #4108 in accordance with standard procedures.

**Webmaster Report (Randy):** Randy posted the notice of the GCA garage sale on the web. Randy also stated that the SPAM filter was rejecting mail so he relaxed the filter.

**Alert System Manager Report (Lisa):** Lisa sent an alert on the fire hazard in the county.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held July 14 and the guest speakers will be a representative from School District 38 speaking on the impact of growth and Fire Chief Truty of the Monument Tri-Lakes FPD speaking on the impact on property taxes from the Gallagher Amendment.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved two house paintings, one new roof and one new landscaping.

Filing 4 (Chad Bertanzetti): No report.

Filing 8 (Gary Rusnak): Gary stated he is investigating one complaint.

Filing 9 (Carroll Clabaugh): Working on a dog variance issue.

**Old Business:**

1. Storm Damage Repair: John reported on his research for questions in the draft plan to repair storm damage to the drainage corridor. He said that for question b the common areas are in a 100 year flood zone per the FEMA flood zone map. For question c the answer is no – John cannot find any easements per the title company. Gary said he knows of some easements and will provide them to the Board. Bob discussed the information on maintenance for storm water drainage corridors that he received from the Ridge at Fox Run HOA. Bill said he read the information and found it very useful. This may be a good model for GNHOA to use since the HOAs are similar in many ways. Gary stated that the old grant RFP package may have lots of useful information for building our plan. He will provide this to the Board. Bob will request a copy of the agreement between GCA and the county regarding their recently approved open space maintenance plan.
2. Board Approval for Common Area Repairs: Gary reported we have been waiting three weeks for start 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 $500 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: **In process.**
   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. Coordinate with local Boy Scout troop to clean up greenbelt area during spring clean weekend. STATUS: **Completed.**
   5. Further clean-up around Jake’s Lake. STATUS: **Completed.**
   6. Clean-up, with a possible sign replacement, at the southeast corner of Gleneagle and Jessie. STATUS: TBD
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and the final 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.

**New Business:**

1. Covenant on Turf Grass: John provided information on a Colorado law passed in 2013 that appears to state HOAs cannot enforce a requirement for any amount of turf grass that must be on the property. Bob will send this to all Board members and ACC Chairmen.
2. ACC Delegation of Authority: John suggested that the Board review our Declarant documents regarding the Delegations of Authority for each of the four ACCs. All Board members should review these documents on the web site and be prepared to discuss this at the July Board meeting.
3. PayPal Option to Pay Dues: Lisa asked if it would be useful to provide an option for residents to pay dues using PayPal. After some discussion the Board concluded that there was not really any problem with the existing process and many people are paying through on-line check writing with their financial institutions. PayPal was not needed.
4. Next Board Meeting: The next Board meeting will be **Thursday, July 12,** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:48 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA