**GNHOA BOARD MEETING MINUTES**

**May 3, 2017**

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

**Board Members Excused:** Bill Goettlicher

**Board Members Absent:** Dave Frye

A quorum was present. Dennis Feltz attended as a resident guest.

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

**Opening Remarks:** The meeting was called to order at 6:58 pm by President Bill Fillion.

**Minutes:** The minutes for the April 5, 2017, meeting were reviewed and approved with one change.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of April 30, 2017. The information from the report is below:

 Checking Account balance: $48,390.18. Savings Account balance: $51,651.87.

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

Account #3039a: payment due 3/31/17, not received, contacting lawyer for options; account 3039a is adjusted account due to bankruptcy filing.

Account #4147: GNHOA attorney sent letter of collection on 4/11/17.

Account #8077: Full payment received 4/21/17 and processing lien removal.

Accounts #3102: 4/8/17 warning letter sent; 4/20/17 contacted HOA payment being sent.

Account #4043: 4/8/17 warning letter sent; 4/12/17 letter signed for.

Account #4082: 4/8/17 warning letter sent; 4/21/17 full payment received.

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

**Webmaster Report (Randy):** Randy reported that he conducted a test of the GNHOA Alert System and it seemed to work fine.

**Alert System Manager Report (Lisa):** Lisa reported that she has taken the lead as far as receiving inputs and determining what will go out on the Alerts.

**ACC Reports:**

Filing 3 (Bill Fillion): Three landscape approvals and one request in review.

Filing 4 (Bill Goettlicher): Nothing to report.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Last lot in Filing 9 recently sold.

**Old Business:**

1. Storm Damage Repair: Gary reported that his request for additional grant funding was approved and the GNHOA contribution to the funding will be approximately $31,000 which the Board approved by electronic vote last week. The grant funding is for repair work of the greenbelt drainage ponds from the September 2013 storm. Work is expected to start this summer.
2. Culvert under Holbein: The culvert from Baptist Road water drainage that goes under Holbein is filling with silt and redirecting storm water on homeowners’ property. Gary reported that the cost to repair will be $12,000 and the funds are not available. The Board decided to defer this repair for one year.
3. Alcott Court Trailhead Drainage Damage: Gary reported that the cost to repair will be $5900 which the Board approved by electronic vote last week. Work should be started soon depending upon the weather.
4. School Crossing Sign: Bill reported that the school principal is now aware of this and she may take some action with the county. Bill has not heard from the county traffic engineer after he provided data for his analysis and determination as to what can or will be done.
5. Wescott Fire Protection District Revenue: Gary reported that at the April Wescott Fire BoD meeting the Steering Committee outcome was reported to be 2-to-1 of 14 HOAs present in favor of a 14.9 mil increase. The paid financial consultant analysis reported out that a 15 mill increase was needed based upon the existing operations without changes. As a concerned citizen, Gary briefed his analysis that a 7 mill level increase or less was all that was needed if the Wescott implemented cost saving initiatives and there would be no degradation of service. The Wescott BoD has not determined the mill levy increase amount as of the April meeting. Homeowners are reminded to check the GNHOA newsletter, GNHOA website, and *Our Community News (OCN).*
6. Little Free Library (LFL): Chris provided a written description of the Little Free Library concept and the steps to develop one. The Board voted to CONSIDER the common area by the playground as a POSSIBLE location IF the Board receives a request from a resident to build one. In other words, the Board will review a proposal for a LFL for the common area if submitted.
7. Playground Mulch: Gary stated that he and a few helpers completed backfilling the mulch in the playground area.
8. Filing 4 Cars on Streets and Driveways Overnight: This is still in progress. In the previous meeting, Bill Muldoon described what he believes is a deteriorating situation in Filing 4 with regard to cars on the streets and driveways overnight. After discussion it was recommended that a letter could be sent to all Filing 4 homeowners seeking possible covenant changes to help remedy the situation.
9. Graffiti on the Concrete Convert Crossing (Jessie-Steinbeck): Lisa spearheaded the effort to have the graffiti removed via a contractor. The cost for removal was estimated at $215 and approved by electronic vote of the Board in April. Work was accomplished. Looks great!

**New Business:**

1. Gary reported that the county informed him that they have changed their policy on speed limit signs’ locations in Gleneagle. They will have larger signs but only at community entrances verses throughout the community.
2. The Board approved sending a letter to a current BoD member who has not participated in BoD activity in over one year requesting he step down and provide an opportunity for other homeowners to join the BoD.

**Adjournment:** The meeting was adjourned at 8:37 pm.

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

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Robert L. Swedenburg

Secretary, GNHOA