**GNHOA BOARD MEETING MINUTES**

**June 7, 2017**

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

**Board Members Excused:** Lisa Cole

**Board Members Absent:** Dave Frye

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. Wescott Fire Chief Burns and Asst Chief Riding came into the room and asked if they could address the Board at the July 6 meeting and the Board agreed. Bill praised the work of everyone in making the GNHOA Clean-Up Day a big success.

**Minutes:** The minutes for the May 3, 2017, meeting were reviewed and approved.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of June 7, 2017. The information from the report is below:

Checking Account balance: $38,581.47. Savings Account balance: $51,651.87.

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

Account #3039: 5/15/17 bankruptcy plan filed; date for plan approval 7/5/17.

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

Account #4147: Full payment received 5/4/17; lien removed 5/10/17.

Accounts #3102: Full payment received 5/20/17.

Account #4043: Full payment received 5/4/17.

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

**Webmaster Report (Randy):** Randy reported that he and Lisa have implemented the Board decision that “events” would be posted on the website and “crime and safety” alerts would be sent out on the Alert System. He also suggested that a VOIP-type GNHOA voicemail system could be a significant cost reduction over the current voice message system used. Randy volunteered to investigate the options.

**Alert System Manager Report (Lisa):** Lisa was absent and there was no report.

**NEPCO Report (Bob):** Bill called the Board’s attention to the guest speaker’s notes from the NEPCO May meeting that explained the Colorado Court of Appeals case regarding “residential” versus “commercial” use of homes in HOAs. Bob stated that the July 15th NEPCO meeting will feature the General Managers of three water districts in our area.

**ACC Reports:**

Filing 3 (Bill Fillion): Two paint and two landscape approvals.

Filing 4 (Bill Goettlicher): One paint and a deck rebuild approved.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): One landscape approved.

**Old Business:**

1. Storm Damage Repair: Gary reported that he should receive a legal document soon for the BoD and legal review of the commitment of the HOA to fund 25% of the costs of repair. Gary also requested the County to define the process of payments. Once the letter of intent is signed by all parties the request for bid will be issued. 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. Alcott Court Trailhead Drainage Damage: Gary reported that the work is completed on this repair and he is waiting for the final bill.
3. Wescott Fire Protection District Revenue: Gary reported that the Wescott Board of Directors should make the mill levy increase decision at the June 20th meeting. Homeowners are reminded to check the GNHOA newsletter, GNHOA website, and *Our Community News (OCN).*
4. Speed Limit Signs: Gary reported that the county will provide him with the new signs for posting. These are larger speed limit signs for posting only at community entrances.
5. Removal of Board Member: The Board notified by letter a current BoD member who has not participated in any BoD activity in over one year and that the BoD would motion for the removal. The member was given the opportunity to address the BoD in order to remain on the BoD. The BoD received no response and the member was again not in attendance. The motion was thus made to remove him from the Board in accordance with the GNHOA Bylaws. The motion was seconded and the vote was unanimous in the affirmative. An announcement will be made requesting a volunteer resident to fill the vacated position.

**New Business:**

1. Chris volunteered to look into the question of spraying Jake’s Lake for mosquitoes.
2. Regarding a question on a possible GNHOA garage sale, the president stated that the Board decided a few years ago that working with the GCA garage sale would be more efficient.
3. Gary reported that he filed a police report to the El Paso County Sheriff concerning the graffiti incident on April 17, 2017.
4. The GNHOA Green Thumb Award will be held on 22-23 July. Four homes will receive awards of $25 each.
5. Gary said he will call a contrator to cut up the large fallen limb near Jake’s Lake.
6. The next Board meeting will be **Thursday**, July 6th at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:40 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA