**GNHOA BOARD MEETING MINUTES**

**May 2, 2018**

**Board Members Present:**,Randy Marks, Bob Swedenburg, Bill Goettlicher, Carroll Clabaugh, Tina Dudley, Lisa Cole, Chris McCloy, Mark Keller, John Rickman and Chad Bertanzetti.

**Board Members Excused:** Bill Fillion and Gary Rusnak

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:04 pm by Vice President Randy Marks.

**Minutes (Bob):** The minutes of the April 4, 2018, meeting were approved after amendments.

**Treasurer’s Report:** The Treasurer was absent and excused from the meeting and provided no report. He will include both the April and May reports at the June meeting.

**Webmaster Report (Randy):** Randy posted three items: Spring Clean-Up Weekend, the Rules for the Common Areas, and the Wescott Fire Board election reminder. He stated that he is also working on a strategy to ensure that the Board maintains two copies of all important files (for backup).

**Alert System Manager Report (Lisa):** Lisa sent an alert on the scheduled fire hydrant flushing.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held May 12 and will feature Lenard Rioth, HOA Attorney, speaking on recent legislation affecting HOAs and important HOA documentation.

**ACC Reports:**

Filing 3 (Bill Fillion): Bill was absent and excused and had no report.

Filing 4 (Chad Bertanzetti): Denied a request for a chicken coop. Received a request for solar panel installation.

Filing 8 (Gary Rusnak): Gary was absent and excused but John provided notice that he approved a roofing request.

Filing 9 (Carroll Clabaugh): Approved two requests for landscapes, approved two requests for decks and a tree removal, disapproved one greenhouse request.

**Old Business:**

1. Storm Damage Repair: Bob described the paper he distributed earlier by email outlining the GNHOA draft Storm Water Damage Repair Plan. There was discussion on many items in the draft. The Board generally appreciated the written draft plan. After discussion, the Board decided to (1) have Bob send an email to NEPCO HOAs and ask if they have drainage corridors that require maintenance and repair so GNHOA can ask them questions on how they take care of their drainage corridors, and (2) have Bob ask the NEPCO Board if they could schedule a NEPCO General Meeting on storm water drainage issues, maintenance requirements, and repair solutions while inviting a county government storm water expert as guest speaker. Also, John volunteered to pursue answers to questions b, c and f in the draft plan. The question “e” in the plan seems to ask, ”What are GNHOA’s responsibilities for the drainage corridor and what technical requirements must be met for the county or state?” Bob will amend the draft accordingly.
2. Board Approval for Common Area Repairs: Waiting 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: TBD
	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: **Gary coordinated with Boy Scout troop to support.**
	5. Further clean-up around Jake’s Lake. STATUS: TBD
	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.
6. Shred-It Day: Shred-It Day held on April 21 was another big success.

**New Business:**

1. Spring Clean-Up: Spring Clean-Up Weekend has been set for May 19-20.
2. Next Board Meeting: The next Board meeting will be **Wednesday, June 6,** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:11 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA