**GNHOA BOARD MEETING MINUTES**

**August 2, 2017**

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

**Board Members Excused:** Bill Fillion and Carroll Clabaugh

**Resident Guests Present:** John Rickman

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:00 pm by Vice President Randy Marks.

**Minutes:** The minutes of the July 6, 2017, meeting were approved as written.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of July 31, 2017. The information from the report is below:

 Checking Account balance: $46,860.65. Savings Account balance: $51,668.62.

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

 Account #3039: No change. 6/15/17 contacted the lawyer to revise amount in the bankruptcy plan for added legal expenses or seek payment of current account 3039a.

Account #3039a: Payment due 3/31/17, not received, contacted lawyer for options.

Accounts #2004 and #3032: 7/29/17 payment received in full.

Account #4120 7/18/17 warning letter sent, not signed for as of the meeting.

Account #8032 7/18/17 warning letter sent. Owner contacted HOA about payment plan.

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

**Webmaster Report (Randy):** Randy reported that progress has been made on the VOIP-type GNHOA voicemail system. The system has been set up but need to finalize it.

**Alert System Manager Report (Lisa):** Lisa reported that a large bear may be in our area, but since there is no physical evidence she did not send an alert.

**NEPCO Report (Bob):** Bob stated that the September 9th NEPCO meeting will feature County Commissioners Darryl Glenn and Stan VanderWerf speaking on county issues.

**ACC Reports:**

Filing 3 (Bill Fillion via email): One exterior siding/paint approved; one paint color approved; one deck/roof replacement approved; letters sent out for covenant violation (pool).

Filing 4 (Bill Goettlicher): Two paint approvals.

Filing 8 (Gary Rusnak): Two weed and unsightly violations; two landscapings in review.

 Filing 9 (Carroll Clabaugh, excused absence): No report.

**Old Business:**

1. Storm Damage Repair: Gary reported that he is awaiting review by the county of the draft “Assignment and Sub-grant Agreement for the Statement of Work” regarding the grant funding for repair work of the greenbelt drainage ponds from the September 2013 storm. Upon completion of the review, the signatures will be obtained and work will begin. Work is expected to start this summer.
2. Alcott Court Trailhead Drainage Damage: Gary said he is still waiting for the final bill.
3. Tree Limb: Gary said he is still waiting to hear from a contractor to cut up the large fallen limb near Jake’s Lake.
4. Infringing Branches: Gary sent a check for $200 to the Gleneagle 3 HOA who contracted to remove branches from GNHOA’s trees near Jake’s Lake that are infringing on their property.
5. Independent Financial Review: Bob received information from other HOAs in NEPCO, and he presented three candidates to conduct the independent financial review that Bill discussed at the last meeting. The Board suggested that Bill contact all three to get cost and procedure, then select one to proceed.
6. Fire District Mill Levy Proposal: Randy stated that he removed the information on our web site that was initially added to provide information addressing the Wescott Fire District’s proposed mill levy increase but that could be construed to be a recommendation for or against the mill levy.

**New Business:**

1. Annual Meeting: The 2017 annual meeting of GNHOA is scheduled for Wednesday, Sep 20, 2017 at the school. Filing Director positions currently held by Bob, Bill G, Tina, and Carroll, and At-Large Director position currently held by Mark, are up for election. Randy will put a notice on the web site. The Board will review and vote to approve next year’s budget at the September Board meeting.
2. Member-At-Large Vacancy Filled: After discussion amongst the Board and John Rickman, it was moved, seconded and approved unanimously to have John Rickman fill the vacant Member-At-Large position on the Board. Congratulations, John!
3. Next Board Meeting: The next Board meeting will be **Wednesday, September 6th**. The Board requested that all future GNHOA Board meetings be held at the Wescott Fire Station to eliminate the cost at the Antelope Trails Elementary School. Chris volunteered to contact the fire station and reserve meeting dates.

**Adjournment:** The meeting was adjourned at 8:15 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA