**Gleneagle North Homeowners Association**

Annual General Membership Meeting Minutes

September 20, 2017

The annual meeting of the Gleneagle North Homeowner’s Association (GNHOA) was called to order by President Bill Fillion at 7:00 pm, September 20, 2017, at the Antelope Trails Elementary School. The number of homeowner signatures documented in the signup sheets was 41 in attendance which included homeowners, spouses and 10 board members. The number of proxy votes submitted was 82. Members of the Board who were present included Bill Fillion, Randy Marks, Bob Swedenburg, Gary Rusnak, Tina Dudley, Carroll Clabaugh, Bill Goettlicher, Mark Keller, Chris McCloy and John Rickman. Bill Fillion thanked everyone for coming to the meeting and introduced the Board members who were present. Each Board member provided a bio-sketch for the attendees.

**Meeting Minutes from last year’s Annual Meeting:** Bill Fillion presented an overview of the meeting agenda and asked for a motion to waive the reading of last year’s 21 Sep 2016 annual meeting minutes. A motion from the floor was made, seconded and approved to waive the reading of the meeting minutes. A motion from the floor was made, seconded and approved to approve the 2016 minutes as written.

**Treasurer’s Report:**  Gary Rusnak, Treasurer, presented the Treasurer’s report for the year ending 31 August 2017. The report included information on GNHOA’s revenues and operating expenses, the trash collection and recycle program, community improvement expenses, status of the GNHOA’s various accounts and budget reserves, total budgeted and actual expenses from 1 Sep 2016 to 31 Aug 2017, and the board-approved budget revenues and expenses for 1 Sep 2017 through 31 Aug 2018.

**Past Years’ Objectives & Activities:**

Bill Fillion and Gary Rusnak presented and discussed the past year’s objectives and activities which included the following:

* Provided community improvement
  + Researched various ideas – evaluated pros & cons
  + Applied for Sep 2013 storm damage repair to open space
    - Grant funding finally approved for $100,00; GNHOA to pay $33,000
    - Wetland delineation permit in progress
  + Supported Baptist Road median and sidewalk completion
* Suggested pedestrian crosswalk signage at Jessie and Gleneagle Drive
* Participated in Wescott Fire Steering Committee
* Collected delinquent assessments
* Promoted civic organization projects (BSA and GSA)
* Published quarterly GNHOA newsletter
* Conducted annual “Golden Light String” Awards and “Green Thumb” Awards
* Responded to 62 Architectural Control Committee actions
* Continued maintenance of common areas
  + Continued noxious weed spraying of common areas
  + Jakes Lake and culvert crossing upkeep
  + Baptist Road and Gleneagle Dr. fence & ditch upkeep
  + Alcott Court greenbelt entrance repair
  + Upper greenbelt drainage repair (on hold)
* Provided ongoing liaison with legal counsel, insurance agent, elementary school, El Paso County, other HOAs and NEPCO
* Sought grant funds when possible for community improvement (on-going)
* Conducted annual community unity activities – Holiday Hay Ride, Shred-It Day
* Conducted Spring Cleanup
* Monitored mosquito control with county
* Transferred website host to reduce cost
* Upgraded [www.GNHOA.com](http://www.GNHOA.com) website
* Converted phone message system to VOIP to save money
* Maintained compliance with Colorado HOA Laws
* Conducted graffiti cleanup and replaced playground mulch
* Continued GNHOA Alerts (email notification of suspicious or dangerous activity) – 235 homeowners enrolled

It was moved, seconded and approved to affirm and ratify the actions and activities of the BOD for last year. President Bill Fillion expressed the Board’s appreciation for the input from the residents to improve our community.

**Elections:**

A quorum was present with the attendees and the proxies received.

The Filing Director positions for all four GNHOA Filings were up for election for a three year term. Nominated to fill the four Filing Director positions were the following:

* Filing 3: Bob Swedenburg
* Filing 4: Bill Goettlicher
* Filing 8: Tina Dudley
* Filing 9: Carroll Clabaugh

There being no other candidates nominated, each of the candidates was elected by a vote of his filing’s attendees to be a Filing Director on the GNHOA Board of Directors for a three-year term beginning September 2017.

One At-Large Director was up for election (3 year term):

Nominated to fill the At-Large Director position was:

* Mark Keller of Filing 3

There being no other candidate nominated, the candidate was elected to be an At-Large Director on the GNHOA Board of Directors for a three-year term beginning September 2017.

**Community Improvement Update**

Projects being evaluated:

* Improve lower greenbelt walking trails
* Convince the county to resurface Jesse Dr west of Gleneagle Dr
* Clean up the fence line ditch along Gleneagle Dr from Baptist Rd to Jessie Dr

New Projects:

* None at this time as maintenance needs are being addressed first

**2017-2018 On-Going and Future Activities and Objectives**

* Implement community improvement projects
* Revise GNHOA Bylaws as needed
* Continue maintenance of common areas
* Maintain web site
* Review Colorado law applicability
* Continue GNHOA alerts
* Continue ongoing successful programs:
  + Quarterly newsletter, awards programs, mosquito monitoring, Spring Clean Up, Shred-It Day, Holiday Hay ride
* Adjudicate Xeriscape vs Zeroscape

**Topics from the Floor for Discussion:**

* Raise the Annual Assessment to homeowners
  + One resident suggested that the Board raise the annual assessment to around $120 per year to give the Board more funds to work with.
  + Response: The Board will discuss this.
* Backup Plan for Repairing Damaged Open Space
  + A question was asked regarding a backup plan if the grant falls through because the work can’t get done by the required time.
  + Response: The Board will probably have to file for a new grant.
* All Rock Landscaping
  + One resident asked why the landscape at 15410 Holbein is all rock and no lawn in non-compliance with the covenants.
  + Response: The ACC will look into this.
* Comments on Wescott Fire District Proposal to Increase the Mill Levy
  + Several homeowners made comments and others had questions regarding the November ballot proposal to significantly raise the mill levy for the Wescott Fire Protection District.
  + Response: President Bill Fillion reminded everyone that the GNHOA Board of Directors has no position on this ballot question, but hopes that all residents will thoroughly research the issue to become fully informed prior to voting.
* Clean-Up Day
  + One homeowner asked if neighborhoods outside of GNHOA were using our collection areas during the annual Clean-up Day.
  + Response: We turned away some contractors.
* Green Thumb Award
  + One homeowner asked if the Green Thumb Award was no longer relevant and a waste of time and money since he believed residents improve their landscape because they want to regardless of an award. Others joined in a discussion on this. Some stated they felt it was still a good community program and liked it.
  + Response: The Board will discuss this.
* Black House in Filing Four
  + One homeowner asked if the recently painted black-colored house was approved by the ACC. She said it was a significant deviation in color scheme from all the neighboring houses.
  + Response: It was approved.
* Great Job! to the Board of Directors
  + Some homeowners stated that they hope the Board of Directors will keep doing what they’ve been doing because they like the job being done.

**Meeting Adjourned**:

In closing, President Bill Fillion again expressed appreciation for those attending and asked that they tell their neighbors that the Board is here to help and would be grateful for any activity on their part toward improving the community. The Board is always open to suggestions, criticism and questions. The meeting was adjourned at 8:34 pm.

Approved by the GNHOA Board of Directors for submission to the GNHOA residents for approval.

Approved by the residents at the annual meeting on September 20, 2018.

*//signed//*

Robert L. Swedenburg

Secretary, GNHOA