**Gleneagle North Homeowners Association**

Annual General Membership Meeting Minutes

September 21, 2016

The annual meeting of the Gleneagle North Homeowner’s Association (GNHOA) was called to order by President Joy Garscadden at 7:00 pm, September 21, 2016, at the Antelope Trails Elementary School. The number of homeowner signatures documented in the signup sheets was 27 in attendance which included homeowners, spouses and 6 board members. The number of proxy votes submitted was 82. Members of the Board who were present included Joy Garscadden, Bill Fillion, Gary Rusnak, Tina Dudley, Bob Swedenburg and Carroll Clabaugh. Joy Garscadden thanked everyone for coming to the meeting and introduced the Board members who were present.

**Meeting Minutes from last year’s Annual Meeting:** Joy Garscadden presented an overview of the meeting agenda and asked for a motion to waive the reading of last year’s 22 Sep 2015 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 2015 minutes as written.

**Treasurer’s Report:**  Gary Rusnak, Treasurer, presented the Treasurer’s report for the year ending 31 August 2016. The report included information on our 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 2015 to 31 Aug 2016, and the board-approved budget for 1 Sep 2016 through 31 Aug 2017.

**Past Years’ Objectives/Activities:**

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

* Community Improvement
	+ Researched various ideas – evaluating pros/cons
	+ Status of application for Sep 2013 Storm Damage Repair
	+ Gleneagle Sidewalk Project Completion
* Ongoing collection of delinquent assessments
* Promotion of civic organization projects (BSA)
* Quarterly publication of GNHOA newsletter
* Annual “Golden Light String” Awards and “Green Thumb” Awards
* Continual upgrading of common area maintenance
	+ Continued noxious weed spraying of common areas
	+ Jakes Lake and culvert crossing upkeep
	+ Baptist Road and Gleneagle Dr. upkeep
	+ Alcott Court greenbelt entrance repair
	+ Upper greenbelt drainage repair
* Ongoing liaison with legal counsel, insurance agent, elementary school, El Paso County, other HOAs and NEPCO
* Seeking grant funds when possible for community improvement (on-going)
* Conduct annual community unity activity – Holiday Hay Ride, Shred-It Day
* Conduct Spring Cleanup
* Monitor mosquito control with county
* Maintain [www.GNHOA.com](http://www.GNHOA.com) website
* Continual compliance with Colorado HOA Laws
* Graffiti cleanup (as needed)
* Continue GNHOA Alerts (email notification of suspicious activity) – 234 homeowners enrolled

A suggestion was made to acquire legally approved warning signage for the Alcott Court damaged greenway pathway.

A suggestion was made to look into text alert instead of just email alert.

It was moved, seconded and approved to affirm and approve the actions of the BOD for last year. President Garscadden expressed the importance and appreciation for the input from the residents to improve our community.

**Elections:**

Four At-Large Directors were up for election (3 year term):

* Joy Garscadden holds an At-Large Director position whose term expires in 2016. She stated that she is stepping down and will not seek re-election.
* Juan Rivera holds an At-Large Director position whose term expires in 2016. Juan was nominated to fill the position for another three years and he accepted the nomination.
* Two additional At-Large Director position have been vacant for the past two years.

Nominated by the floor to fill the four At-Large Director positions were:

* Juan Rivera of Filing 3
* Randy Marks of Filing 8
* Chris McCloy of Filing 9
* Mark Keller of Filing 3

It was moved, seconded and voted affirmative unanimously for these four residents to be on the GNHOA Board of Directors for a three year term beginning September 2016.

**Community Improvement Update**

Projects being evaluated:

* Improve goat trails
* Lower greenbelt walking trails
* The county is assessing the need to resurface Jesse Dr. west of Gleneagle Dr.

New Projects:

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

A comment was made that Churchill needs resurfacing.

**Special Topics for Discussion:**

The future of the Westcott Fire Protection District was discussed. The City of Colorado Springs recently opened Fire Station #22 on Voyager Parkway and the Wescott service area was reduced resulting in 66% cut in funding to Westcott. Two meetings were held by Westcott to discuss options on the way ahead, and 15 Homeowner Associations were invited as members of a Steering Committee. Alternatives discussed included (1) mill levy increase to maintain current level of service, (2) minimize mill levy for a reduced level of service, and (3) have the city take over the fire protection. Residents were advised to stay informed by reading the Our Community News and hearing about Westcott meetings on the issue.

**2016-2017 On-Going and Future Activities and Objectives**

* Community improvement projects implementation
* Revise GNHOA Bylaws as needed
* Continued maintenance of common areas
* Maintain and upgrade web site
* Review Colorado law applicability
* Continue GNHOA alerts
* Active member of Westcott Fire Steering Committee
* Continue ongoing successful programs:
	+ Quarterly newsletter, awards programs, mosquito monitoring, Spring Clean Up, Shred-It Day, Holiday Hay ride
* Xeriscape vs Zeroscape

**Topics from the Floor for Discussion:**

* Raise the Annual Assessment to homeowners
	+ Because of the need for more maintenance on common areas and other financial responsibilities, attendees suggested that the annual assessment to homeowners be raised from the current $50 per year to $75 per year or even $100 per year. Joy asked for a show of hands for support and most all attendees agreed. Joy said that the Board will address this suggestion.
* Covenant enforcement
	+ A question was asked whether covenant enforcement was ongoing, and the answer was that covenant enforcement is indeed a continuous activity of the Board. Violations in 2016 have been about the same amount as in 2015.
* Snow removal
	+ Snow removal by the county was discussed, and the point of contact in the county was provided.
* Joy Garscadden recognized
	+ The homeowners in attendance recognized President Joy Garscadden with a round of applause for her time and service to the community during her three years on the board

**Meeting Adjourned**:

In closing, President Garscadden 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 8:50 pm.

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

Approved by the residents at the annual meeting on September 20, 2017.

*//signed//*

Robert L. Swedenburg

Secretary, GNHOA