**GNHOA BOARD MEETING MINUTES**

**July 6, 2017**

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

**Board Members Excused:** Carroll Clabaugh

**Resident Guests Present:** Dennis Feltz and Rachel Dunn

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. Bill introduced Wescott Fire Chief Vinny Burns who asked to address the Board. Chief Burns passed out a FAQ sheet on the mill levy issue, described the history of the fire district, described the rationale for the proposed mill levy increase, and answered questions. Bill thanked the Chief.

**Minutes:** The minutes of the June 7, 2017, meeting were approved with one correction.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of July 6, 2017. The information from the report is below:

Checking Account balance: $30,071.52. 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: 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, contacting lawyer for options.

Accounts #2004, #3032, #4120 and #8032 with 2017 2nd assessments are now in arrears one year. The Treasurer recommended and the board voted to approve sending a lien warning letter (certified mail) to them with the second half 2017 statement notice.

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

**Webmaster Report (Randy):** Randy reported on a proposed VOIP-type GNHOA voicemail system. This system would save about $40 per month over the current system, but a one-time acquisition cost of about $200 would be needed for the device. Chris agreed to host the device in her home, and John Rickman had agreed to continue monitoring the voicemail for the Board. The Board voted approval to proceed with this purchase and arrangement.

**Alert System Manager Report (Lisa):** Lisa reported that the only alert this month was received very late from Wescott Fire regarding the controlled burn of the old golf course clubhouse.

**NEPCO Report (Bob):** Bob stated that the July 15th NEPCO meeting will feature the General Managers of three water districts in northern El Paso County.

**ACC Reports:**

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

Filing 4 (Bill Goettlicher): Nine letters were sent regarding yard maintenance.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Damage Repair: Gary reported that he received 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. The draft needs to correct the name of the GNHOA, and will be signed by Gary for the HOA. The grant total value is $135,000, of which the Natural Resources Conservation Service share is $101,250, and the GNHOA share is $33,750. The Board reviewed the draft and voted to approve the agreement allocating no more than $33,750 for the HOA share of the work. Since this is purely an estimate, the real value of the work could be lower. Scope of the work can be removed in order to keep the work within the total value. Work is expected to start this summer.
2. Alcott Court Trailhead Drainage Damage: Gary reported he is waiting for the final bill.
3. Wescott Fire Protection District Revenue: Homeowners are reminded to check the *Our Community News (OCN)* for information on the proposed mill levy increase.
4. Speed Limit Signs: Gary reported that the new larger speed limit signs have been posted at community entrances.
5. Chris presented samples of the mosquito dunks for standing water to kill mosquito larvae. The Board voted to have her purchase two sets and place them in standing water areas.
6. Gary said he is waiting to hear from a contractor to cut up the large fallen limb near Jake’s Lake.

**New Business:**

1. Lisa said she requested the county to cut weeds in the wash by the school. Also, she called the county for potholes to be repaired and they were repaired in three days!
2. Gary asked the Board to approve a contribution of between $200-300 to the Gleneagle 3 HOA who is contracting to remove branches from GNHOA’s trees near Jake’s Lake that are infringing on their property. The Board voted approval and asked if the tree limbs could be included.
3. Bill discussed the requirement and need for an annual financial review of GNHOA. An independent third party needs to be contacted to provide the review versus a CPA. Bob will ask other HOAs in NEPCO who they used and report back.
4. The Board discussed the information on our web site that was initially added to provide information addressing the Wescott Fire District’s proposed mill levy increase. Upon further review, some of the information posted could be construed to be a recommendation for or against the mill levy. Since the Board previously agreed that it was the homeowners decision, it would abstain from making any recommendations or provide information that could be construed as a recommendation, Therefore, the Board voted 8 for, 1 against, and one abstained, to remove all references to the Wescott ballot issue from the GNHOA web site.
5. Guest resident Rachel Dunn described the problem of speeders on the eastern-most portion of Jesse Drive. The Board recommended she notify the Sheriff’s office.
6. The next Board meeting will be **Wednesday, August 2nd** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:25 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA