

# Gleneagle North HOA 2023 Annual Meeting



**October 18, 2023**

**7:00 - 9:00 pm**

**Bethesda Meeting Room**

# AGENDA

1. Call to Order
2. Introductions - Board of Directors
3. Minutes of Last Meeting
4. Maintenance & Improvement Projects
5. Covenant Enforcement Updates
6. Financial Report
7. Ratifications & Elections
8. Improvement Projects for 2023-2024
9. Topics From the Floor
10. Guest Speakers: Monument Fire – 30 minutes
11. Adjournment

# **BOARD OF DIRECTORS**

## **Filing Directors**

\* Position up for election

- Filing 3 - \* Bob Swedenburg (9 years)
- Filing 4 – \* Bill Goettlicher (20 years)
- Filing 8 – \* John Rickman (12 years), President
- Filing 9 – \* Carroll Clabaugh (16 years)

## **At-Large Directors**

- Filing 3 – Brian Bleike (5 years), Treasurer
- Filing 3 – Lisa Cole (7 years)
- Filing 3 – \* Mark Keller (7 years), Vice President
- Filing 9 – John Horvath (1 year)
- Filing 9 – Don Richardson (4 years)

## **Architectural Committee Representatives (Not Elected)**

- Filing 3 – Blair Dinkins (3 years)
- Filing 4 – Tim Marburger (3 years)
- Filing 8 – Andy McNabb (3 years), Secretary
- Filing 9 – Vacant (duties handled by Carroll Clabaugh)

**Webmaster - Bob Dahl** (3 years, not a Board member)

## MINUTES OF 2022 MEETING

A REQUIRED ELEMENT OF ANY HOA ANNUAL MEETING IS READING OF THE MINUTES OF THE PREVIOUS MEETING.

THIS REQUIREMENT MAY BE WAIVED UPON APPROVAL OF A MOTION TO WAIVE THE READING.



# Maintenance & Improvement Projects



# PROJECTS COMPLETED 2022-2023

- Signposts – replaced 32 damaged or worn posts, combined some street and stop signposts
- Jessie/Pristine slope – stair replacement, erosion repair, drainage improvements
- Jessie/Steinbeck pathway – removed rotted timbers, replaced weed barrier, refreshed rock
- Jessie/Pristine pathway - removed rotted timbers, replaced weed barrier, refreshed rock
- Common area drainage – seepage analysis, plugged pipe near Gleneagle Drive channel, unplugged common drain pipe with root growth



# PROJECT RESULTS – JESSIE/PRISTINE SLOPE

Before ...



... After





# PROJECT RESULTS – SIGNPOST REPLACEMENT

Before ...



... After





# PROJECT RESULTS – JESSIE/STEINBECK PATH

Before ...



... After





# PROJECT RESULTS – JESSIE/PRISTINE PATH

Before ...



... After





# PROJECT RESULTS – COMMON AREA DRAINAGE

Before ...



... After





# PROJECT RESULTS – COMMON DRAIN CLEANING

Before ...



... After





# PROJECT RESULTS – EPC JESSIE DRIVE RESURFACE

During ...



... After



# PAST YEAR'S REGULAR ACTIVITIES

- Maintained 15 common areas – mowing, weed control
- Coordinated snow removal – community sidewalks, steps
- Published quarterly newsletter – new sponsor ad to help offset costs
- Conducted Golden Light String and Green Thumb contests
- Coordinated Holiday Lights Tour and Shred-It Day events
- Held Spring Clean-Up event – 7 containers of trash, metal, recycling (all bins filled every year!)



# PAST YEARS' REGULAR ACTIVITIES (CONTINUED)

- Coordinated with legal counsel, insurance agent, El Paso County Stormwater Office, other HOAs, and NEPCO
- Maintained and improved web site content
- Maintained GNHOA Facebook page – 96 homeowners authorized
- Operated the GNHOA Alerts system (e-mail notification of important information) – 232 homeowners enrolled

# EVENTS – SPRING CLEANUP





# EVENTS – SHRED IT DAY





# EVENTS – HOLIDAY LIGHTS TOUR





# Architectural Control Activity



# ARCHITECTURAL CONTROL ACTIVITY

- Architectural Control Committees (ACC's) handled **27 Approval Requests** and **36 Covenant Violations**
- The Rule for Enforcement of Covenants is posted on the GNHOA web site and explains the process that must be followed when a violation is reported
- Most violations received from homeowners involved unsightly yards, weeds, dead trees, or trash and recycling bins stored outside

## **To report potential covenant violations:**

- Email [info@gnhoa.com](mailto:info@gnhoa.com) or contact your Filing ACC representative at [filing#ac@gnhoa.com](mailto:filing#ac@gnhoa.com) (# = 3/4/8/9)



# Financial Report



# HOMEOWNER BILLING FOR 2023-2024

## Assessments:

- Operations assessment: \$100 annually (increased by \$25)
- Stormwater Maintenance assessment: \$25 annually (no change)

## Trash and recycling service fees:

- Trash: \$160.50 annually (no change)
- Optional recycling: \$70.50 annually (no change)

## Homeowners billed semi-annually in Jan and Jul:

- \$142.75 for assessments, trash
- \$178.00 for assessments, trash, recycling

## Payment methods:

- Submit Zelle EFT to [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com) (preferred)
- Schedule bank online bill pay check
- Mail check to GNHOA
- No debit or credit cards (cost, security, complexity challenges)



# BALANCE SHEET 2022-2023

- Checking account holds funds for day-to-day operations and trash services
- Reserve funds maintained in Savings account, tracked by subaccount
- No loans, credit, or other liabilities

Account – Subaccount	Balance \$ Oct 1, 2022	Balance \$ Sep 30, 2023	Difference \$
Checking - Operations	32,658.70	10,834.66	-21,824.04
Checking – Trash & Recycling	51,126.15	55,510.11	4,383.96
Checking – Other (credits / pre-payments)	3,122.95	3,528.70	405.75
<b>Checking Total</b>	<b>86,907.80</b>	<b>69,873.47</b>	<b>-17,034.33</b>
Savings - Operations	30,781.04	21,031.16	-9,479.88
Savings – Trash & Recycling	7,539.83	7,539.83	0.00
Savings – Stormwater Repair Assessment	22,218.76	6,403.15	-15,815.61
Savings – Stormwater Maintenance	36,225.00	48,300.00	12,075.00
<b>Savings Total</b>	<b>96,764.63</b>	<b>83,274.14</b>	<b>-13,490.49</b>
<b>TOTAL</b>	<b>183,672.43</b>	<b>153,147.61</b>	<b>-30,524.82</b>

# BUDGET-ACTUAL RESULTS 2022-2023

- See Financial Reports handout for fiscal year details
- Key financial reports are posted on GNHOA website in Documents area
- \* Budget revised by Board for approved projects using available funds

Budget Category	Actual \$	Budget \$	Variance \$	Variance %
Operations Income	38,739.06	37,855.00	884.06	2.34
Operations Expense (revised budget)	69,055.93	* 70,547.00	-1,491.07	-2.11
<b>Net Operations (income-expense)</b>	<b>-30,316.87</b>	<b>-32,692.00</b>		
Trash & Recycling Income	96,025.10	97,261.50	-1,236.40	-1.27
Trash & Recycling Expense	91,476.59	94,628.00	-3,151.41	-3.33
<b>Net Trash &amp; Recycle (income-expense)</b>	<b>4,548.51</b>	<b>2,633.50</b>		
Stormwater Repair Assessment Income	296.73	0.00	296.73	N/A
Stormwater Repair Assessment Expense	15,815.61	22,218.76	-6,403.15	-28.82
Stormwater Maintenance Income	11,788.59	12,075.00	-286.41	-2.37
Stormwater Maintenance Expense	0.00	0.00	0.00	N/A



# BOARD APPROVED BUDGET 2023-2024

- See Financial Reports handout for budget income and expense details
- Includes additional \$25 annual Operations assessment approved by BoD
- Trash & Recycling Expense adjusted for CPI increase in Jan; no billing change

Budget Category	Budget \$ 2022-2023	Budget \$ 2023-2024	Difference \$
Operations Income	37,855.00	50,040.00	12,185.00
Operations Expense	70,547.00	50,040.00	-20,507.00
<b>Net Operations (income-expense)</b>	<b>-32,692.00</b>	<b>0.00</b>	
Trash & Recycling Income	97,261.50	98,287.50	1,026.00
Trash & Recycling Expense	94,628.00	95,598.20	970.20
<b>Net Trash (income-expense)</b>	<b>2,633.50</b>	<b>2,659.30</b>	
Stormwater Repair Assessment Income	0.00	0.00	0.00
Stormwater Repair Assessment Expense	22,218.76	6,403.15	-15,815.61
Stormwater Maintenance Income	12,075.00	12,075.00	0.00
Stormwater Maintenance Expense	0.00	12,000.00	12,000.00

# PROJECT FUNDING 2023-2024

- Board maintains prioritized list considering impact + urgency, funding sources
- Regular reviews and adjustments in Board meetings

Budget Category	Project / Maintenance Activity	Status	Funds \$
Operations	Available Funds		20,000.00
	Filing 3 entrance improvements	Evaluating	-7,800.00
	Dog waste stations	Evaluating	-2,650.00
	Common area trail improvements	Evaluating	TBD
	Other projects TBD from prioritized list	Evaluating	TBD
Stormwater Maintenance	Available Funds		54,703.15
	Common area lakes – algae management	Evaluating	TBD
	Common area drainage maintenance	Evaluating	-6,403.15
	Common area lake & channel maintenance	Evaluating	-20,000.00
	Other maintenance TBD from prioritized list	Evaluating	TBD



# FINANCIAL & HOMEOWNER ACCOUNT METRICS

## Fiscal Year 2022-2023:

- Total GNHOA homes: 483
- Homes sold: 26 (5.3%)
- Homes rented: 40 (8.2%)
- Trash service: 485 (2 with extra containers)
- Optional recycling service: 289 (59.8%)
- Homeowner payments processed: 1,020
- Zelle EFT payments: 166 (34%, up from 11% last year)
- Bank deposit batches: 86
- Bill payments distributed: 110
- Overdue accounts - 1 billing cycle: 60 (12%, increased)
- Overdue account balance: \$9,858.91
- Delinquent accounts - 2 billing cycles: 5 (1%)
- Delinquent account balance: \$1,780.26
- Assessment liens filed on delinquent accounts: 3

# IMPROVEMENT INITIATIVES 2023-2024

- Enhance new QuickBooks Online configuration, update statement and invoice forms, improve reports
- Implement email-based billing and statements (optional per homeowner)
- Distribute newsletters and annual meeting notices via email (optional per homeowner)
- Continue to enhance efficiency and automation; reduce operating costs

\* NOTE: Ensure email addresses from [\\*.gnhoa.com](mailto:*.gnhoa.com) and [quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com) are white-listed (not junk/spam) in your email application. Check junk/spam occasionally for GNHOA emails.



# Ratification & Elections



# RATIFICATION OF ACTIONS FOR THE PAST YEAR

The actions taken by the  
Board of Directors  
must be approved in the form of a  
motion approved by the attendees.



# ELECTIONS - BOARD OF DIRECTORS

- Filing 3 Director – currently Bob Swedenburg
- Filing 4 Director – currently Bill Goettlicher
- Filing 8 Director – currently John Rickman
- Filing 9 Director - currently Carroll Clabaugh
- At-Large Director - currently Mark Keller

## Process:

- Self-nominations or nominations from the floor are accepted
- All attendees vote on At-Large Directors
- Filing residents vote for their Filing Director
- One vote per home address

# Improvement Projects for Upcoming Year





# POTENTIAL COMMUNITY IMPROVEMENTS

- Improve Filing 3 entrance area - hide multiple telecom boxes
- Install dog waste stations in common areas
- Improve lower greenbelt walking trails
- Enhance landscaping and grounds maintenance
- Coordinate lake algae management improvements
- Address common underdrains ownership and long-term maintenance plan

# 2023-2024 ACTIVITIES & OBJECTIVES

- Implement homeowner email & phone directory
- Revise bylaws/rules/procedures
- Address short-term rentals
- Implement community improvement projects
- Continue maintenance of common areas
- Maintain and improve web site content
- Review new Colorado law applicability
- Continue GNHOA Alerts
- Manage ongoing programs: Quarterly Newsletter, Awards Programs, Spring Clean Up, Shred-It Day, Holiday Lights Tour
- Focus on covenant issues and violations



# COVENANTS – SHORT TERM RENTALS

- Many homeowners expressed a strong desire to prohibit short-term vacation rentals
- GNHOA developed rule in late 2022; deemed insufficient based on current legal precedents
- Covenant change required for each Filing to limit short-term rentals
- Any covenant change must be approved by two-thirds of Filing homeowners
- Board proposes moving forward with covenant amendment – more information will be published soon

# Open Forum





# TOPICS FROM THE FLOOR

Open Forum for  
Discussion, Questions,  
Suggestions

# MONUMENT FIRE DISTRICT

## Guest Speakers

Wescott Board President: Mark Gunderman  
Fire Chief: Andy Kovacs



Meeting Adjourned.

Thanks for Participating  
in Your Association!