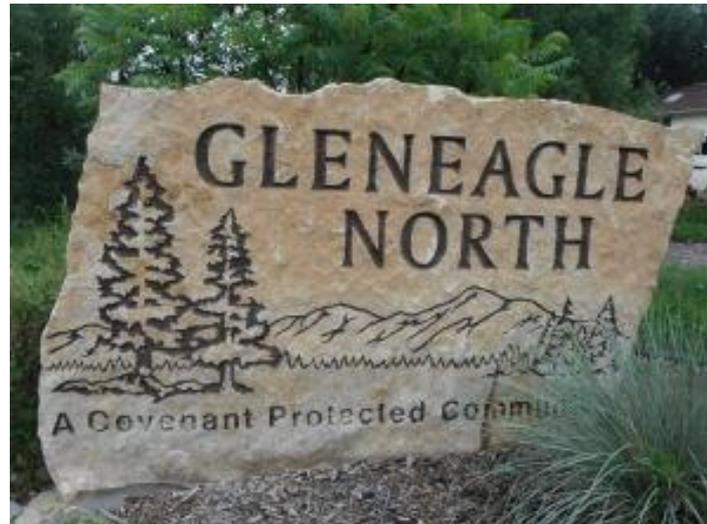


Gleneagle North HOA 2021 Annual Meeting



October 18, 2021

7:00 - 9:00 pm

Via Zoom Teleconference

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 2021-2022**
- 9. Topics From the Floor**
- 10. Adjournment – by 9:00 PM**

2020-2021 Board of Directors

- **Filing Directors**
 - Filing 3 - Bob Swedenburg (7 years, Secretary)
 - Filing 4 – Bill Goettlicher (18 years)
 - Filing 8 – (position open)
 - Filing 9 – Carroll Clabaugh (14 years)
- **At-Large Directors**
 - Filing 3 – Brian Bleike (3 years, Treasurer) *
 - Filing 3 – Lisa Cole (5 years)
 - Filing 3 – Mark Keller (5 years, Vice President)
 - Filing 8 – John Rickman (10 years, President) *
 - Filing 9 – Don Richardson (2 years)
- **Architectural Committee Representatives (Not Elected)**
 - Filing 3 – Blair Dinkins (1 year)
 - Filing 4 – Tim Marburger (1 year)
 - Filing 8 – Andy McNabb (1 year)
 - Filing 9 – Vacant (handled by Carroll Clabaugh)
- **Webmaster - Bob Dahl** (not a Board member)

* Up for re-election

Minutes of 2020 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

- **Repair of playset and new mulch in playground**
- **Filing 8 entrance upgrade**
- **Tree removal/trimming completed on Gleneagle Drive and in Common Area**
- **Weed control – open space common teasel**
- **Beaver trapping and relocation (#3 & #4)**
- **Dead tree removal for 29 homeowners**

Project Results



Past Year's Regular Activities

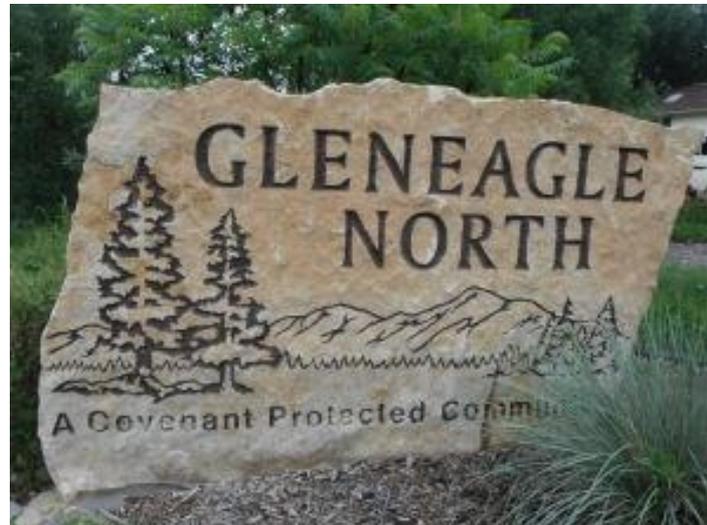
- **Maintained 15 common areas – mowing, weed control**
- **Snow removal – GNHOA owned areas**
- **Published GNHOA Newsletter (4 issues), improved content and format**
- **Conducted “Golden Light String” and “Green Thumb” Contests**
- **Provided Shred-It Day event**
- **Held Spring Clean-Up event – 8 containers of trash, metal, recycling, wood chippings**

Past Years' Regular Activities

(Continued)

- **Coordinated with Legal Counsel, Insurance Agent, El Paso County Stormwater Office, Other HOAs, and NEPCO**
- **Maintained and improved website- now a secure site -- <https://gnhoa.com>**
- **Operated the GNHOA Alerts system (e-mail notification of important information) – 255 homeowners enrolled**

Architectural Control Activity



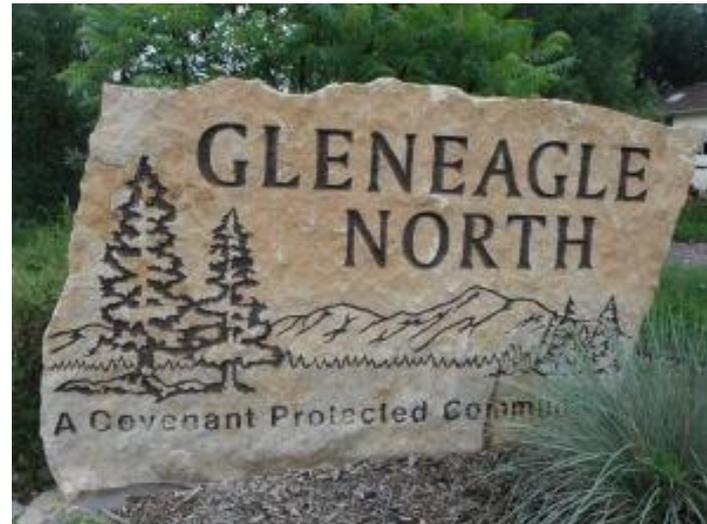
Architectural Control Activity

- **Architectural Control Committees (ACCs) handled 113 Change Requests and Covenant Violation reports**
- **The ACCs and Board have a duty to enforce covenants and act on reported violations**
- **Most violations received from homeowners involved unsightly yards and weeds, trash and recycling bins stored outside, and parking of RVs and trailers**

To report covenant violations:

email info@gnhoa.com or contact your Filing ACC representative

Financial Report



Homeowner Billing for 2022

- Billed in the first week in Jan via mail, due Feb 28 and the first week in Jul via mail, due Aug 31
- Late charge of \$10 applied after due date
- Annual assessments for annual operations (\$50), annual improvement projects (\$25), and stormwater maintenance fund (\$25) remain the same
- Trash and recycling service fees and collection days may change starting in 2022
 - Currently receiving and evaluating bids for 2022-2024 service contract with service provider selection to be made by Dec 3rd
 - Homeowners will be notified of rates in the Jan invoices and on GNHOA website
 - Conversion instructions will be provided if new provider selected
- Payment methods: mail check, schedule bank online bill pay check, submit Zelle EFT to treasurer@gnhoa.com (new option)

Budget-Actual Results 2020-2021

- See Financial Reports attachment for Oct 1 – Sep 30 fiscal year details
- Key reports will be posted on GNHOA website in Documents area
- Minor budget-actual variances in most categories
- Stormwater Repair expenses delayed – will carry over from last year’s budget

Budget Category	Actual \$	Budget \$	Variance \$	Variance %
Operations Income	36,795.80	36,955.00	-159.20	-0.4%
Operations Expense	35,586.05	36,955.00	-1,368.95	-3.7%
Net Operations (income-expense)	1,209.75	0.00		
Trash & Recycling Income	98,597.74	92,675.00	5,922.74	6.4%
Trash & Recycling Expense	93,483.17	92,940.00	543.17	0.6%
Net Trash (income-expense)	5,114.57	-265.00		
Stormwater Repair Assessment Income	43,986.74	38,640.00	5,328.74	13.8%
Stormwater Repair Assessment Expense	1,631.24	120,750.00	-119,118.76	-98.6%
Stormwater Maintenance Assess Income	12,046.96	12,075.00	-28.04	-0.2%
Stormwater Maintenance Assess Expense	0.00	0.00	0.00	0.0%
Special Services Income (tree removal)	28,097.50	27,505.50	592.00	2.2%
Special Services Expenses (tree removal)	27,305.17	27,297.50	7.67	0.0%

Balance Sheet 2020-2021

- Reserve funds are maintained in Savings account, tracked by subaccount
- “Other” subaccount includes payments / credits not yet applied to billing items
- No loans, credit, or other liabilities

Account – Subaccount	Balance \$ Oct 1, 2020	Balance \$ Sep 30, 2021	Difference \$
Checking - Operations	22,723.63	26,207.94	3,484.31
Checking – Trash & Recycling	34,099.86	42,984.04	8,884.18
Checking – Other	1,760.96	2,527.45	766.49
Checking Total	58,584.45	71,719.43	13,134.98
Savings - Operations	29,700.21	30,746.71	1,046.50
Savings – Trash & Recycling	7,539.83	7,539.83	0.00
Savings – Stormwater Repair	82,110.00	119,118.76	37,008.76
Savings – Stormwater Maintenance	12,075.00	18,112.50	6,037.50
Savings Total	131,425.04	175,517.80	44,092.76
TOTAL	190,009.49	247,237.23	57,227.74

Board Approved Budget 2021-2022

- See Financial Reports handout for budget income and expense details
- Most Stormwater Repair expenses delayed from last fiscal year
- *Trash & Recycling Income / Expense will be adjusted for new contract pricing

Budget Category	Budget \$ 2020-2021	Budget \$ 2021-2022	Difference \$
Operations Income	36,955.00	37,295.00	340.00
Operations Expense	36,955.00	37,295.00	340.00
Net Operations (income-expense)	0.00	0.00	
Trash & Recycling Income	92,675.00	* 92,988.00	313.00
Trash & Recycling Expense	92,940.00	* 92,988.00	48.00
Net Trash (income-expense)	-265.00	0.00	-265.00
Stormwater Repair Assessment Income	38,640.00	0.00	-38,640.00
Stormwater Repair Assessment Expense	120,750.00	119,118.76	-1,631.24
Stormwater Maintenance Assess Income	12,075.00	12,075.00	0.00
Stormwater Maintenance Assess Expense	0.00	0.00	0.00
Special Services Income (tree removal)	27,505.50	0.00	N/A
Special Services Expenses (tree removal)	27,297.50	0.00	N/A

Improvement Initiatives 2020-2021

- Migrated bank accounts to new bank – FirstBank on Baptist Road (enhanced services, no service fees, convenient location)
- Leveraged QuickBooks software exclusively for all financial transactions, reporting, budgeting
- Expanded use of external printing/inserting services for bills, mailings
- Activated USPS Informed Delivery for mail notification improvements
- Added Zelle EFT as a standard payment method

Financial & Account Metrics (as of Sep 30)

Total GNHOA homes: 483

Renters: 34 (7%)

Recyclers: 279 (58%)

Payments processed annually: ~1,100

Bills paid annually: ~120

Overdue accounts (1 billing cycle): 50

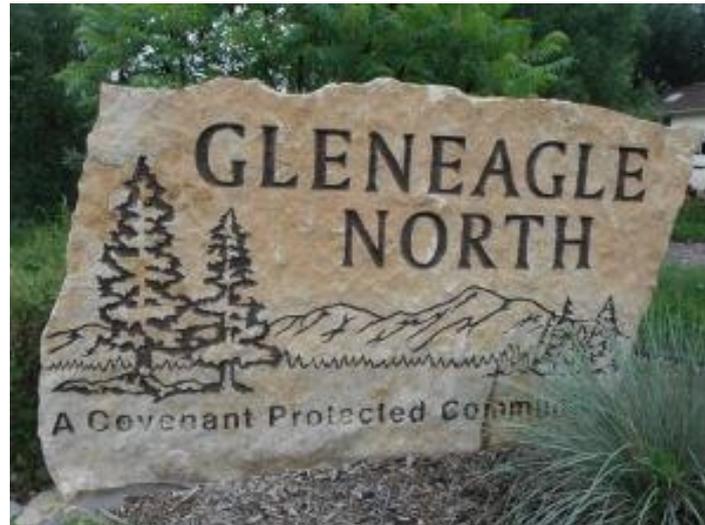
Delinquent accounts (>= 2 billing cycles): 9

Delinquent balance: \$6,118

Improvement Initiatives 2021-2022

- **Coordinate new trash and recycling services contract and billing**
- **Evaluate email distribution solutions for billing statements**
- **Research electronic payment options and costs**
 - **Bank EFT**
 - **Credit or debit cards with transaction charges to homeowners using the services**
- **Financial review by external party – required every 3 years**
- **Improve financial documentation of GNHOA physical assets (fences, monuments, etc.)**
- **Continual improvements to QuickBooks accounting methods and reporting**

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

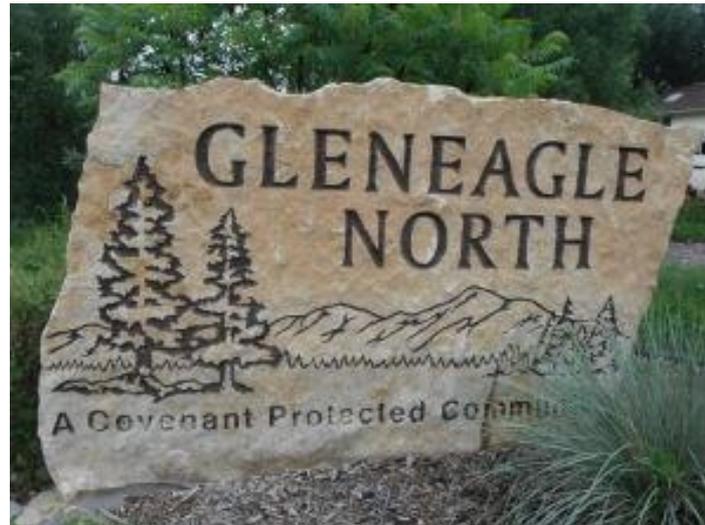
- **Filing 8 Director (open)**
- **Two At-Large Directors – Brian Bleike and John Rickman are seeking re-election**

Self-nominations or nominations from the floor are accepted

**All attendees vote on At-Large Directors
Filing 8 residents vote for Filing 8 Director**

One vote per home address

Improvement Projects for Upcoming Year



Potential Community Improvements

- **Stormwater Drainage System Repair (Playground to Lower Retention Pond)**
- **Improve Lower Greenbelt Walking Trails**
- **Landscaping and Grounds Maintenance**
- **Identifying and Landscaping Areas Currently Neglected**
- **Research entry monument for Filing 3 at southwest corner of Gleneagle and Jessie**
- **Replace Metal and Undersized Wood Signposts With 6” by 6” Wood Signposts**

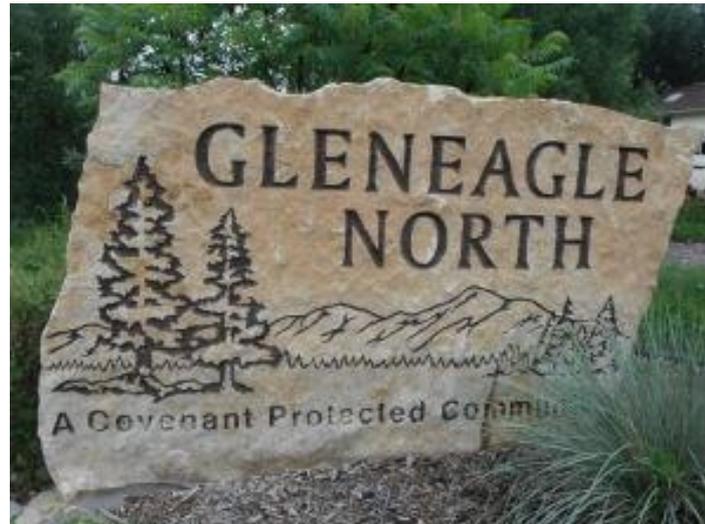
2021-2022 Activities & Objectives

- **Implement Community Improvement Projects**
- **Revise Bylaws/Rules/Procedures as Needed**
- **Continued Maintenance of Common Areas**
- **Maintain/Upgrade Web Site**
- **Review CO Law Applicability**
- **Continue GNHOA Alerts**
- **Continue Ongoing Successful Programs:**
 - **Quarterly Newsletter, Awards Programs, Mosquito Monitoring, Spring Clean Up, Shred-It Day, Holiday Hayride**
- **Landscaping/Covenants Focus**

Stormwater Damage Repair

- **The repairs are restoring the drainage and control features to their original design**
- **El Paso County Stormwater inspectors walked the project and concurred with the design**
- **Removal of trees along the channel was unavoidable**
- **The last phases of project work started in September of 2021**

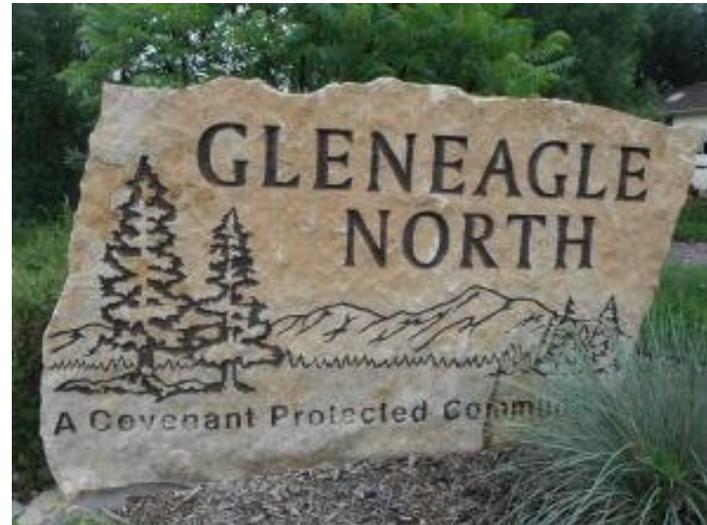
Open Forum



Topics From the Floor

**Open Forum for
Discussion, Questions,
Suggestions, Etc.**

**Please indicate your desire to
speak or ask questions by
sending a chat message to
John Rickman**



**Meeting Adjourned.
Thanks for Participating
in Your Association!**