**GNHOA BOARD MEETING MINUTES**

**March 7, 2018**

**Board Members Present:** Bill Fillion,Bob Swedenburg, Carroll Clabaugh, Tina Dudley, Mark Keller, Chris McCloy, John Rickman and Chad Bertanzetti.

**Board Members Excused:** Randy Marks, Gary Rusnak, Bill Goettlicher and Lisa Cole.

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. He thanked John for stepping in for Bob and Gary over the past month.

**Minutes (Bob):** The minutes of the February 7, 2018, meeting were corrected and approved.

**Treasurer’s Report (John):** Since Gary was excused, John provided Gary’s data and presented income and expenses as of 28 February 2018. The information from the report is below:

Checking Account balance: $57,883.65. Savings Account balance: $55,189.54. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 2/14/18 Received check from the Bankruptcy Trustee.

Account #3039a: 2/21/18 Received partial payment toward balance owed.

Account #8032: 2/10/18 Received payment plan to be completed by 30 June; 3/2/18 Received partial payment.

Account #3068 3/2/18 Received payment in full.

Account #4104 1/8/18 Sent certified letter, awaiting UPS delivery.

Account #4108 1/8/18 Sent certified letter, awaiting UPS delivery.

Account #8021 2/20/18 Received payment in full.

John also provided copies of the completed report of the recent Financial Review conducted by an independent accountant. The Board reviewed the report and Bob made a motion to congratulate GNHOA’s Treasurer, Gary Rusnak, for an exceptional job in accounting for all finances in 2017 resulting in a laudable report. The vote was unanimous in the affirmative. The report is available upon request.

**Webmaster Report (Randy):** Randy was excused and provided no report.

**Alert System Manager Report (Lisa):** Lisa was excused and provided no report.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held March 10, 2018. The topic will be trails and open spaces with guest speakers Susan Davies, Exec Drtr for TOPS and Amber Shanklin with the Palmer Land Trust.

**ACC Reports:**

Filing 3 (Bill Fillion): Window replacement approved.

Filing 4 (Chad Bertanzetti): Solar panel approved.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Last lot at Wuthering Heights - Pristine has been sold.

**Old Business:**

1. Storm Damage Repair: After a brief discussion by the Board, Chris and Bob asked questions regarding the need for a plan to repair the damage in a phased multi-year approach using GNHOA funds. The steps to do this will be discussed at the April meeting.
2. Board Approval for Common Area Repairs : Gary received quotes, and the Board reviewed the quotes and voted by email last week to accept the work, on three projects: (1) Upper Holbein Ditch for $12,850 to clear out debris and add rip rap and build a berm to turn the water into the middle; (2) Alcott Court Drainage Daylight for $525 to dig out and shape the outflow to avoid standing water; and (3) Steinbeck-Jessie Concrete Path Culvert Crossing for $500 to replace and add rip rap. Gary believes that the work can start in a couple weeks. The vote was affirmative and unanimous.
3. Independent Financial Review: The review was completed and the report was received. The Board congratulated GNHOA’s Treasurer, Gary Rusnak, for an exceptional job in accounting for all finances in 2017 resulting in a laudable report.
4. School Zone Crossing Sign: Bill notified the Antelope Trails Principal of our actions and suggested that the school could also obtain mobile signs to put in the middle of the road during the crossing periods.
5. Common Area Rules: John provided a corrected copy for signature by the Secretary. John will forward to Randy for posting on the web site.
6. Ground Maintenance Plan for 2018: Status of projects is provided below:
	1. Change the stop signs that are metal with wood poles for consistency in the community. STATUS: TBD
	2. Cleanup and replace weed block at Desiree entrance. STATUS: TBD
	3. Clean out the ditch between Gleneagle Drive and the school (will require county coordination and approval). STATUS: TBD
	4. Coordinate with local Boy Scout troop to clean up greenbelt area during spring clean weekend. STATUS: TBD
	5. Repair the rock rip-rap at culvert crossing. STATUS: To do mid-March.
	6. Further clean-up around Jake’s Lake. STATUS: TBD
	7. Clean-up, with a possible sign replacement, at the southeast corner of Gleneagle and Jessie. STATUS: TBD
	8. Placement of rip-rap to protect the concrete walkway bridge through the common area. STATUS: To do mid-March.
7. Encroachment into Common Areas: No change from February. Discussion of the Common Areas Rules led to discussion about encroachment on the common area by homes in the Gleneagle 3 HOA on the south side of the area. The issue has existed almost since GNHOA was formed. The Board of Directors sent letters to the offending homes in past years notifying them of the encroachment, but none had gone out in the last three years. It was determined that we should notify the homeowners again. Gary will coordinate with the Gleneagle 3 HOA BoD and prepare letters to be sent.

**New Business:**

1. Covenants Review: John volunteered to review the covenants of all four filings to ascertain if each has a section prohibiting (1) illegal activities and/or (2) nuisances and/or (3) commercial activities. This is to ensure GNHOA is postured to prevent or remove marijuana grow operations if necessary. He will identify the covenant section number for each prohibition and report at the April meeting.
2. Next Board Meeting: The next Board meeting will be **Wednesday, April 4** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:15 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA