**GNHOA BOARD MEETING MINUTES**

**October 2, 2019**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Tina Dudley, Bill Goettlicher, Lisa Cole and Don Richardson.

**Board Members Excused:** Carroll Clabaugh.

**Guests:** Randy Marks and Bob Dahl, new webmaster.

 A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 6:56 pm by President John Rickman. John introduced the newly elected Member-at-Large, Don Richardson, and welcomed him to the Board of Directors. Randy introduced his replacement for the GNHOA Webmaster position, Bob Dahl, and John welcomed Bob and thanked him for volunteering to serve the community in this capacity.

**Minutes (Bob):** The minutes of the September 4, 2019, meeting were approved as written.

**Treasurer’s Report (Brian):** Brian provided the following information on the Treasurer’s Report through September 30, 2019.

Checking Account balance: $61,550.75. Savings Account balance: $35,222.36.

Brian requested that warning letters be sent to the following homeowners whose accounts have become in arrears more than 1 year: 4025, 8021, 8022, 8103, 9040, 3096, 4062, 4112, 3020 and 8113. The Board voted unanimously to have these warning letters sent.

**Webmaster Report (Randy):** Randy stated that the website, email accounts and the archive will transition to Bob Dahl. Randy will mentor Bob Dahl until Bob is confident he can master the web site and email accounts. Randy or Bob will send a “Webmaster Status Report” to the Board prior to each Board meeting. Randy is still working with the person holding the domain name registration to get the electronic form submitted so it can be registered to a current member. Randy said he will have access to the archives sent to the President, Secretary and Treasurer.

**Alert System Manager Report (Lisa):** Lisa said there is nothing to report.

**NEPCO Report (Bob):** Bob reported that the next meeting will be held November 9, 2019, with guest speaker Holly Williams, County Commissioner for District 1, speaking on county issues.

**ACC Reports:**

Filing 3 (vacant): Nothing to report.

Filing 4 (Bill Goettlicher): One paint approval.

Filing 8 (John Rickman): Nothing to report.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Election of Officers:** The annual election of officers was conducted by John. The four people currently holding officer positions were all nominated to their same positions without opposition. A motion was made and seconded, and the vote was by acclamation for the following officers to serve from Oct 2, 2019 until elections are held at the Board meeting following the 2020 Annual Meeting:

**President:** John Rickman

**Vice President:** Mark Keller

**Secretary:** Bob Swedenburg

**Treasurer:** Brian Bleike.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the contractor has finally completed all the work on Jake’s Lake including the seeding, and the final payment was made to him. John will now work on the second phase of the repair project to get the lower retention pond drained to allow for scoping the dredging effort.
2. Noxious Weeds: Mark said he will ask about putting together a contracted program to eliminate the Teasel and report back to the Board.
3. Wooden Sign Post Replacement: John said he has not received a response to our inquiry with the county, and so he will re-engage Chuck Dionne of the county public works.
4. Welcome Packages: Lisa reported no new residents this past month.
5. Landscape Maintenance in GNHOA: John led a review by the Board of the document produced by Bob describing all the areas in GNHOA that require periodic maintenance. After the review, the Board agreed that all the areas have been accounted for in the document. John stated that his goal is to take the data in the document and put together a request for bid by the end of February 2020 so we can get on contract for the maintenance work prior to the beginning of next spring.

**New Business:**

1. Annual Meeting Review: The 2019 GNHOA Annual Meeting was held on September 18, 7:00 pm, at the school gymnasium. The Board discussed the meeting and generally agreed it was a success. The Board then reviewed the draft minutes. The Board moved, seconded and voted unanimously to approve the minutes which will be ratified by the residents at the 2020 annual meeting.
2. Next Board Meeting: The next Board meeting will be **Wednesday, November 6, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 9:00 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA