

GNHOA BOARD MEETING MINUTES
March 1, 2023

Board Members Present: John Rickman, Mark Keller, Brian Bleike, Lisa Cole, Andy McNabb, John Horvath, Tim Marburger, Bob Swedenburg, Carroll Clabaugh, Don Richardson, and Blair Dinkins.

Guests Present: None

Board Members Excused: Bob Dahl, Bill Goettlicher

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

Opening Remarks: The meeting was called to order at 7:00 pm by President John Rickman.

Meeting Minutes: The February 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through February 2023. This is a summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$81,058.59. Savings Account balance: \$83,808.86.
2. Brian is processing the January 2023 payments, which are approximately 79% complete at the end of February. The use of Zelle EFT as a payment method continues to increase.
3. Delinquent account status:
 - a. Account 3011 – The HOA received two partial payments of \$100 each in February, but the account is still delinquent. No communications were received from the owner regarding a payment plan for the remainder of the balance. A lien was filed in mid-2022.
4. Brian plans to apply late charges and mail the second January 2023 statements for overdue accounts around March 10. He will then review delinquent accounts with the Board in the April meeting to consider the next actions.
5. The HOA still has not received the expected information from GFL on CPI-based cost increases for the 2023 trash and recycling service costs.
6. Brian also reviewed checks, deposits, income, and expenses for February 2023 and answered questions from the Board.

Webmaster Report: Bob was absent from the meeting but sent this report to the Secretary via email:

1. Website Activities
 - a. Researched potential hack of website. The likely cause was a fraudulent user account from China that was created before forcing site visitors to the secured

website version last summer. This allowed the hacker to post the fraudulent link found on the home page. This user account has been removed, and the link has been deleted. No unusual activity has been observed since. Continuing to monitor the site regularly.

- b. There are several updates to the site from Lisa that will be posted later this weekend.

2. Email Server

- a. Brian reported one Comcast email issue. Performed a traceroute to research the error and found it was likely due to a network interruption between gnhoa.com and Comcast. These types of interruptions are usually temporary and resolve themselves.
- b. Deleted events@gnhoa.com alias due to spam issues
- c. Current Email Server Usage - 59%
- d. Top 5 Email Accounts in Disk Usage:
 - i. treasurer@gnhoa.com - 547 MB
 - ii. filing8ac@gnhoa.com - 220.3 MB
 - iii. filing3@gnhoa.com - 206 MB
 - iv. filing4ac@gnhoa.com - 95 MB
 - v. rdahl@gnhoa.com - 65 MB

3. Webmaster availability in March

- a. Currently preparing for a certification exam on 3/14; this may cause some delay in responses over the next few days.

Alert System Manager Report (Lisa): No alerts were sent this past month.

Welcome Packages Report (Lisa): Two welcome packages were delivered this past month.

NEPCO Report (Bob):

- 1. The next NEPCO General Membership Meeting will be held March 11, 2023, and feature guest speaker Mark Gunderman, Chairman of Wescott Fire District, providing an update on the merger of Tri-Lakes Fire and Wescott Fire. Also, Jim Reid of the Pikes Peak Regional Office of Emergency Management will speak on evacuation preparedness.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie – Blair noted that the management company contacted the HOA and provided a proposal for yard remediation.
- Requests / Approvals
 - None

Filing 4 (Tim):

- Complaints / Violations

- None
- Requests / Approvals
 - 15216 Paddington – Approved driveway/parking/landscaping proposal

Filing 8 (Andy):

- Complaints / Violations:
 - None.
- Requests / Approvals:
 - None.

Filing 9 (Carroll):

- Complaints / Violations
 - Carroll relayed that he was an intermediary for two homeowner disputes and that no HOA action was required.
- Requests / Approvals
 - None

Landscaping and Maintenance Report:

1. Snow Removal Update:
 - a. Don briefed the Board on snow removal and did not have much to report. Mark relayed that the contractor came to remove snow around noon, by which time a lot of the snow had already been packed by foot traffic, but their performance has been improving. Don will ask if they can arrive before the kids walk to school and give them additional feedback.
2. Area Maintenance
 - a. Don is starting to plan for the spring area maintenance and will coordinate with the contractor.

Improvement Projects:

1. Sidewalk & Trail Renovation:
 - a. Mark met with the contractor to refine the estimate to see if it's possible to reduce the cost, and he's waiting for a response.
 - b. Don discussed the trails and noted that some could use additional surface material ("breeze") to keep them in good condition. Don thought it might cost approximately \$3500. Brian added this as a separate project proposal in the projects and priorities spreadsheet tracker.
2. 2023 Project/Priority Review:
 - a. The Board reviewed the current projects and priorities spreadsheet, especially focusing on priorities since the HOA does not have funds for every project. The Board discussed and debated the various priorities using an impact and urgency calculation. Several unknowns remain regarding estimated costs for several projects.

Old Business:

1. Underground Spring and Drainage Issues:

- a. Bill Hoffman previously briefed most of the Board in a special meeting held on February 27th and is not in attendance tonight. At that previous meeting, he provided several possible mitigation measures and recommended that the Board start looking for a contractor to get estimates of costs. John updated the Board on the discussions at that meeting.
 - b. John updated the Board on District 20's inspection of a drain that is likely clogged and may be causing or contributing to the problem. Work is progressing, but there are no final details yet.
 - c. John noted that he talked to the contractor who did the stormwater drainage project, and they stated they would be interested in working on this project. They will contact Bill Hoffman for details, and John will coordinate.
2. Resident Directory:
 - a. John is working on the implementation for this to send out notices.
3. Street Parking Ordinance:
 - a. John briefed the Board about progress, which is that the efforts to amend the proposed ordinance by the county commissioners failed.
 - b. John asked the ACC representatives to start tracking vehicles like commercial trucks and RVs parked in the neighborhood to gather and track evidence of this problem.
4. Technology Improvements:
 - a. This topic was delayed until the next meeting because Bob was absent.

New Business:

1. Insurance Coverage Replacement:
 - a. Brian briefed the board on the changes in the insurance market and the significant increase in cost, as detailed in last month's meeting.
 - b. John found another provider, American Family Insurance, that is significantly less expensive. Brian needs to do additional analysis with a subject matter expert to see if the coverage is apples-to-apples and meets the HOA needs.
 - c. Bob motioned to proceed with the final analysis from a subject matter expert and to authorize switching the insurance if the details check out and confirm there are no red flags. The motion was seconded, discussed, and passed unanimously.
2. February Newsletter Review:
 - a. There was an error with the Golden Lights winners for Filing 9 in the Newsletter. John reiterated to the ACC's that they need to check and QA the draft before it gets published so there are no mistakes.
3. Clean-Up Weekend and Chipping Day:
 - a. John briefed the Board on changes in how the fire department supports the annual yard debris chipping sponsored by the HOA. The change requires that yard debris chipping occur on a different day than the normal Sunday of the cleanup weekend. Historically, the HOA has done both on the same weekend.
 - b. The Board decided that June 10th and 11th would work best for the HOA cleanup weekend. John will coordinate with the fire department to see what dates are available for the chipping day.

Topics from the Floor:

1. Carroll brought up homeowner complaints about the south entrance to the Gleneagle neighborhood, which is not an area controlled by the HOA. John noted that this was previously identified as a problem, but it has not yet been determined who is responsible for maintaining that area. It may be the county, in which case we can expect little to no maintenance.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, April 5th, 2023.

Adjournment: The meeting was adjourned at 8:46 pm.

//signed//

Andrew P. McNabb
Secretary, GNHOA