**GNHOA BOARD MEETING MINUTES**

**May 1, 2019**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Gary Rusnak, Bill Fillion, Tina Dudley, Bill Goettlicher, Randy Marks, Carroll Clabaugh, Brian Bleike, and Lisa Cole. Also attending was guest Larry Ciecalone, a resident in Filing 3.

**Board Members Absent:** None

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 6:58 pm by President John Rickman.

**Minutes (Bob):** The minutes of the April 3, 2019, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through April 30, 2019.

Checking Account balance: $25,759.23. Savings Account balance: $55,214.52. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039 – 4/12 payment received and applied to legal fees reimbursement and interest.

Account #4108 – 4/3 second notice sent with letter requesting additional payment.

Account #2001 – 4/15 final payment received.

Accounts #4130, #8004 – 4/18 lien filed and sent to homeowners.

Account #8026 - 4/25 homeowner contacted HOA and awaiting payment.

**Webmaster Report (Randy):** Randy added a post regarding the Spring Clean-up on May 18 & 19. He reported that the GNHOA web site was hacked and taken off-line for a couple days to recover. Also, the email clean-up work by Board members was completed.

**Alert System Manager Report (Lisa):** Lisa had nothing to report this month.

**NEPCO Report (Bob):** Bob reported that the next NEPCO General Membership Meeting will be held May 18 with guest speakers HOA Attorney Lenard Rioth, District 20 State Representative Terri Carver, and District 19 State Representative Tim Geitner scheduled to speak on HOA legal issues and legislative impacts to HOAs.

**ACC Reports:**

Filing 3 (Bill Fillion): Seven letters sent to repeat offenders (four car parkings and three unsightly lawns); one deck approved. Larry Ciecalone of Filing 3 spoke of the outstanding support he recently received from Bill Fillion in his role as Filing 3 AC. Bill spent a lot of time and really helped him out in his deliberations with the county on setback requirements for his new deck. The Board thanked Bill for his dedication! Also, Bill will visit with the homeowner having the broken fence on Baptist Road.

Filing 4 (Bill Goettlicher): One fence removed and replaced.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Approved one deck and landscaping.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that Bill Sieck has essentially completed the sediment removal from Jake’s Lake and is waiting for the sediment to dry. He has closed the drain valve and water is filling the retention pond. Sieck will compact the removed sediment after it dries and re-seed the area. John suggested that the Board will need to hire Sieck to drain the lower retention pond before it can be assessed pursuant to a dredging contract.
2. Encroachment into Common Areas: John stated that letters were sent to the ten homeowners involved and six showed up at a meeting for signing, but the Notary Public did not attend. The homeowners can now go to the Community Bank of Colorado to have their letters notarized.
3. Noxious Weeds: Mark reported that the weeds have been cut and are laying about and unsightly. The Board discussed options for getting the cut weeds removed and disposed including the possibility of having the Boy Scouts do this as a project when the school year is completed.
4. Spring Clean-Up: The Spring Clean-Up Day is set for May 18 & 19.
5. Wooden Sign Post Replacement: John will contact the GCA HOA to obtain references for their contactors for installing or replacing the distinctive wooden sign posts in the Gleneagle area. Lisa offered to manage this activity for GNHOA after a contractor is identified and put under contract.

**New Business:**

1. Street Repair and Re-surfacing: Bill Fillion explained that two residents in Filing 3 are concerned about the deteriorating street conditions in the HOA. They would like to host a petition signing at the Spring Clean-up. The Board discussed the street conditions and all agreed that many have severely deteriorated. Bob presented a process from NEPCO to address the need for re-surfacing streets with the county. Tina explained that the school officials should be involved because of Jessie Drive. Bob volunteered to meet with the ladies and plan a way ahead.
2. GNHOA Welcome Committee: Lisa suggested that the GNHOA establish a Welcome Committee to meet and greet new homeowners and provide them information. The Board thought this would be a great activity. Lisa volunteered to be the initial Welcome Committee and to put together a draft welcome package for presentation at the June Board meeting for approval.
3. Next Board Meeting: The next Board meeting will be **Wed, June 5, 2019** at the Fire Station.

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

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

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Robert L. Swedenburg

Secretary, GNHOA