**GNHOA BOARD MEETING MINUTES**

**July 12, 2018**

**Board Members Present:**,Bill Fillion, Randy Marks, Bob Swedenburg, Gary Rusnak, Bill Goettlicher, Tina Dudley, Lisa Cole, Chris McCloy, Mark Keller and John Rickman.

**Board Members Excused:** Carroll Clabaugh and Chad Bertanzetti.

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.

**Minutes (Bob):** The minutes of the June 6, 2018, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through June 30, 2018.

 Checking Account balance: $49,497.87. Savings Account balance: $55,192.44. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 6/5/18 received check for partial payment.

Account #3039a: No change.

Account #4104: 6/5/18 received full payment but check did not clear as of time of report.

Account #4108: 6/28/18 received check for partial payment, awaiting further contact.

Account #8032: 6/12/18 homeowner contacted GNHOA for final payment amount.

Accounts #4043, 4109, 4112, and 8007: All accounts are in arrears more than one year as of 30 June 2018. The Board voted unanimously to send a lien warning letter with the second half 2018 statement in accordance with standard procedures.

**Webmaster Report (Randy):** Nothing to report.

**Alert System Manager Report (Lisa):** Nothing to report.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held July 14 and the guest speakers will be the Superintendent of School District 38 speaking on the impact of growth and Fire Chief Trudy of the Tri-Lakes Monument FPD speaking on the impact on property taxes from the Gallagher Amendment.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved a solar collector, one new roof and one new landscaping.

Filing 4 (Chad Bertanzetti): No report.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Damage Repair: Gary had sent the Board an email last month attaching the old grant RFP package that had a detailed description of the work to be done to repair the storm damage. Gary said that the riprap needed to repair the spillway area at the lower detention pond could be obtained from extra riprap from the Upper Holbein Ditch work (see #2 below) currently in progress. The Board discussed the next step and agreed that the work description is adequate to get cost estimates for the repair of Jake’s Lake detention pond and the drainage ditch. John volunteered to get at least two cost estimates from reputable contractors.
2. Board Approval for Common Area Repairs: Gary reported that work has begun on three board-approved 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) Concrete Path Culvert Crossing between Jake’s Lake and Alcott Ct. for $525 to replace and add rip rap.
3. 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: **each Filing Director should survey their filing and report to Gary the location of any steel posts that need to be replaced by wooden posts.**
	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: **Completed.**
	5. Further clean-up around Jake’s Lake. STATUS: **Completed.**
	6. Clean-up, renew the mulch, and trim trees and shrubs at the Gleneagle North HOA entrance sign area on Gleneagle Dr. STATUS: TBD
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and the final bill.
5. Encroachment into Common Areas: No change from March. This is 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 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. ACC Delegation of Authority: The Board reviewed our Declarant documents regarding the Delegations of Authority for each of the four ACCs. There was discussion regarding the viability of these documents, the possible need for a Bylaws Amendment to address the ACC makeup, and the need to post some key GNHOA documents regarding legal description, easements etc. GNHOA, having been in existence since 1993, has accumulated a significant amount of hard copy documentation which may reside at one member’s residence. Bill suggested that the current Board go through the documentation at a future BoD meeting or establish a committee to recommend the proper disposition of these GNHOA documents. The President will select a date to do this. Bob volunteered to research and determine the appropriate governing document that should address the ACC and draft a Bylaws Amendment, if appropriate, addressing the ACC makeup.
2. Budget Presentation: With the closeout of the 2018 budget and a draft 2019 Budget to be presented at the next meeting, Gary will provide a more detailed look at each account balance (checking and savings) so that the BoD can make appropriate plans for community improvement and major capital project expenditures.
3. Next Board Meeting: The next Board meeting will be **Wednesday, August 1,** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 9:01 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA