**GNHOA BOARD MEETING MINUTES**

**February 7, 2018 - DRAFT**

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

**Board Members Excused:** Bill Fillion,Bob Swedenburg, Chad Bertanzetti, Carroll Clabaugh, and Tina Dudley.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:03 pm by Vice-President Randy Marks.

**Minutes:** The minutes of the January 3, 2018, meeting were approved as written.

Motion / Second: Gary Rusnak / Chris McCloy.

**Treasurer’s Report:** Gary Rusnak presented income and expenses as of January 31, 2018.

Checking Account balance: $52,349.77

Savings Account balance: $54,678.76

The Treasurer updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: No change. Receiving checks from the Bankruptcy Trustee.

Account #3039a: No change. Last payment received was 10/15/17 (partial payment)

toward balance owed.

Account #8032: 11/11/17 Received partial payment. Sent letter 1/23 with second invoice

requesting partial of full payment.

Accounts 3068, 4104, 4108, and 8021 – No payments or contact received.

Accounts 3120 and 4116 paid in full

Gary reported that the 6 letters sent 1/8/18 for accounts 3068, 3120, 4104, 4108, 4116 and 8021 have still not been delivered by the post office. Gary will file a lost mail claim with the post office.

Gary also reported that Hartford is no longer writing HOA insurance ( property) but was convinced by CB insurance to renew for this year. There may be a new carrier for the General property coverage for next year, and potentially higher rates.

**Webmaster Report:** Randy Marks reported that a notice of the Shred-It Day had been posted and the Board roster was updated to reflect Chad Bertanzetti as Filing 4 AC representative.

**Alert System Manager Report:** No report.

**NEPCO Report:** Bob Swedenburg emailed a synopsis of the January 13th meeting to Board members January 28th.

**ACC Reports:**

Filing 3 (Bill Fillion): Approved one split-rail fence on Steinbeck.

Filing 4 (Bill Goettlicher): No actions.

Filing 8 (Gary Rusnak): A letter will go out to the homeowner on Holbein whose

trampoline is in the Common Area.

Filing 9 (Carroll Clabaugh): No report.

**Old Business:**

1. Storm Damage Repair: Gary Rusnak reported that obtaining another grant does not appear to be likely at this time. He will continue to work with the County to see if a grant can be obtained. He discussed the cost of cleaning out one lake with the contractor working on the Alcott Court issue and the Holbein drainage issue. He was not able to obtain an estimate. The main cost driver is where the silt removed from the lakes can be dried and then taken for disposal quickly and easily.
2. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and the final bill.
3. Holbein Drainage Correction: Gary met with the contractor to determine scope of work and is awaiting the quote for the work.
4. Independent Financial Review: Gary Rusnak asked for status last week and was asked to submit some additional information, which he did. He is looking at February 15th as the target date for it being completed.
5. School Zone Crossing Sign: No update.
6. Common Area Rules: John Rickman provided a draft of the reconstituted rules to Board members on January 17th. Board members’ reviews and comments identified an addition to the ADMINSTRATION section to clarify that problems involving multiple filings or only the Common Areas would be enforced by the Board of Directors. Several typographical errors were identified out for correction. A motion to accept the Common Area Rules & Regulations as amended was approved. Motion / Second: Randy Marks / Gary Rusnak. John will make the corrections and forward to Bill Fillion and Bob Swedenburg for signature. A pdf copy of the signed Rules will be provided to Randy for posting on the web site.
7. Ground Maintenance Plan for 2018: Gary reported that he has begun to list items requiring maintenance for the year. Possible projects identified last month are items a through e, below. Items f through h were suggested at this meeting:
	1. Change the stop signs that are metal with wood poles for consistency in the community.
	2. Cleanup and replace weed block at Desiree entrance.
	3. Clean out the ditch between Gleneagle Drive and the school (will require County coordination and approval).
	4. Coordinate with local Boy Scout troop to clean up greenbelt area during Spring clean weekend
	5. Repair the rock rip-rap at culvert crossing.
	6. Further clean-up around Jake’s Lake
	7. Clean-up, with a possible sign placement, at the corner southeast corner of Gleneagle and Jessie Drives.
	8. Placement of riprap to protect the concrete walkway bridge through the common area.

**New Business:**

1. Encroachment into Common Areas: 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 to protect our property rights. There is a risk that a homeowner could go to court to claim the property if notifications are not made within a three year period. While the BoD believes the risk is low, notification is a prudent action. Gary will coordinate with the HOA 3 BOD and prepare letters to be sent.
2. Next Board Meeting: The next Board meeting will be **Wednesday, March 7th** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:57 pm.

Respectfully Submitted,

John Rickman

Acting Secretary