

Gleneagle North HOA 2022 Annual Meeting



October 18, 2022

7:00 - 9:00 pm

Bethesda Meeting Room / Zoom Web Conference

Agenda

- 1. Call to Order**
- 2. Introductions - Board of Directors**
- 3. Minutes of Last Meeting**
- 4. Maintenance & Improvement Projects**
- 5. Covenant Enforcement Updates**
- 6. Financial Report**
- 7. Ratifications & Elections**
- 8. Improvement Projects for 2022-2023**
- 9. Topics From the Floor**
- 10. Adjournment**

Board of Directors

- **Filing Directors**
 - Filing 3 - Bob Swedenburg (8 years)
 - Filing 4 – Bill Goettlicher (19 years)
 - Filing 8 – Vacant
 - Filing 9 – Carroll Clabaugh (15 years)
- **At-Large Directors**
 - Filing 3 – Brian Bleike (4 years), Treasurer
 - Filing 3 – * [Lisa Cole](#) (6 years)
 - Filing 3 – Mark Keller (6 years), Vice President
 - Filing 8 – John Rickman (11 years), President
 - Filing 9 – * [Don Richardson](#) (3 years)
- **Architectural Committee Representatives (Not Elected)**
 - Filing 3 – Blair Dinkins (2 years)
 - Filing 4 – Tim Marburger (2 years)
 - Filing 8 – Andy McNabb (2 years), Secretary
 - Filing 9 – Vacant (duties handled by Carroll Clabaugh)
- **Webmaster - Bob Dahl** (2 years, not a Board member)

* [Position up for re-election](#)

Minutes of 2021 Meeting

A required element of any HOA Annual Meeting is reading of the minutes of the previous meeting.

This requirement may be waived upon approval of a motion to waive the reading.

Maintenance & Improvement Projects



Projects Completed & In Progress

Completed:

- Stormwater Repair – drainage channel restoration, pond sediment removal
- Bench Installations – three benches across common areas
- Trash & Recycling – new five-year agreement with GFL Environmental

In Progress:

- Signpost Replacement – 32 damaged or worn posts, combine some street/stop signposts
- Jessie/Pristine Slope – stair replacement, erosion repair, drainage improvements

Project Results – Stormwater Repair

Before ...



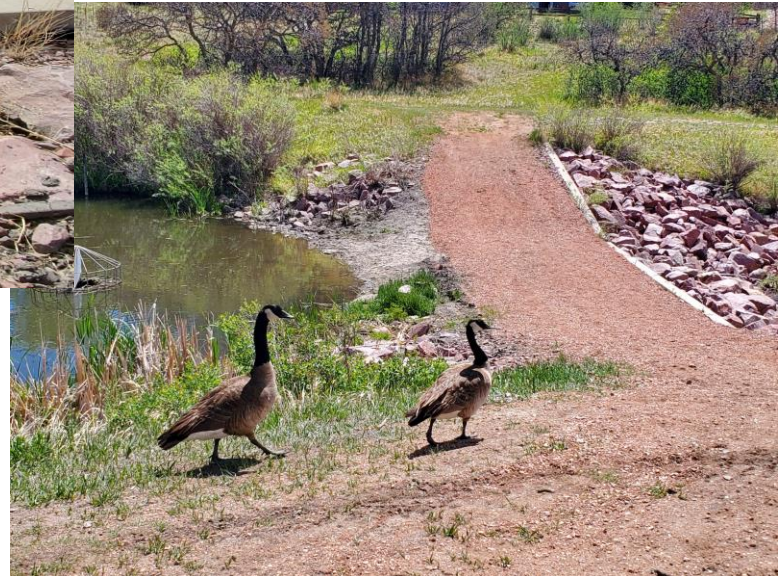
... After



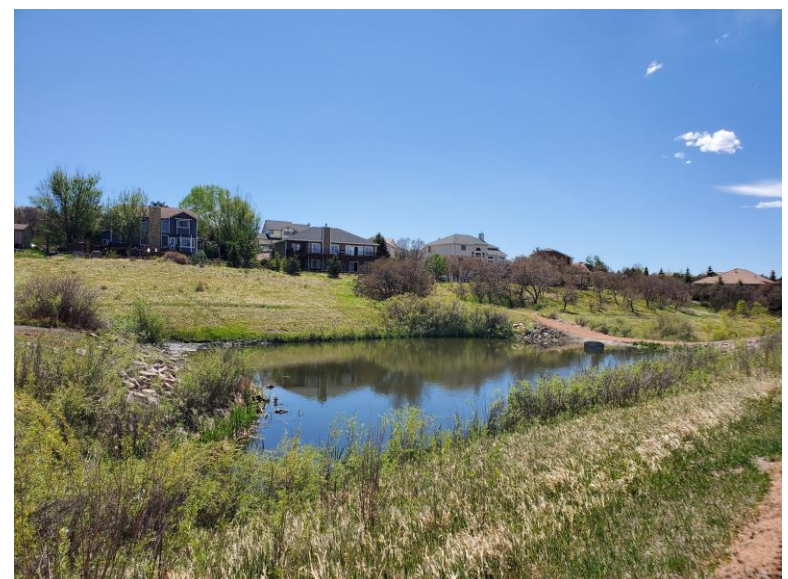
Project Results – Stormwater Repair



Project Results – Stormwater Repair



Project Results – Stormwater Repair



Project Results - Benches



Past Year's Regular Activities

- Maintained 15 common areas – mowing, weed control
- Noxious weed control – common teasel spraying (second year)
- Snow removal – community owned sidewalks
- Published quarterly newsletter, improved content
- Conducted Golden Light String and Green Thumb contests
- Coordinated Holiday Lights Tour and Shred-It Day events
- Held Spring Clean-Up event – 7 containers of trash, metal, recycling

Past Years' Regular Activities

(Continued)

- Coordinated with Legal Counsel, Insurance Agent, El Paso County Stormwater Office, Other HOAs, and NEPCO
- Maintained and improved website - now a secure site → <https://gnhoa.com>
- Operated the GNHOA Alerts system (e-mail notification of important information) – **235 homeowners enrolled**
- Completed required financial review with no discrepancies

Events – Spring Cleanup



Events – Shred It Day



Events – Holiday Lights Tour



Architectural Control Activity



Architectural Control Activity

- Architectural Control Committees (ACC's) handled 47 Approval Requests and 31 Covenant Violations
- The Rule for Enforcement of Covenants is posted on the GNHOA web site and explains the process that must be followed when a violation is reported
- Most violations received from homeowners involved unsightly yards and weeds and trash and recycling bins stored outside

To report covenant violations:

- Email info@gnhoa.com or contact your Filing ACC representative at filing#ac@gnhoa.com (# = 3/4/8/9)

Financial Report



Homeowner Billing for 2022-2023

- Assessments – no changes for 2022-2023 period
 - Operations assessment: \$75 annually
 - Stormwater Maintenance assessment: \$25 annually
- Trash and recycling service fees - expected to remain the same over five year contract 2022-2026
 - Trash (mandatory): \$160.50 annually
 - Recycling (optional): \$70.50 annually
- Homeowners billed first week in Jan and Jul via mail, due by end of Feb and Aug, late charge of \$10 applied after due date
 - \$130.25 for trash only
 - \$165.50 for trash & recycling
- Payment methods:
 - Mail check to GNHOA
 - Schedule bank online bill pay check (no postage, free service)
 - Submit Zelle EFT to treasurer@gnhoa.com (no service charge)

Balance Sheet 2021-2022

- Checking account holds funds for day-to-day operations and trash services
- Reserve funds maintained in Savings account, tracked by subaccount
- “Other” subaccount includes pre-payments (credits) to be applied to future billing
- No loans, credit, or other liabilities

Account – Subaccount	Balance \$ Oct 1, 2021	Balance \$ Sep 30, 2022	Difference \$
Checking - Operations	26,201.14	32,658.70	+6,457.56
Checking – Trash & Recycling	42,984.04	51,126.15	+8,142.11
Checking – Other	2,534.25	3,122.95	+588.70
Checking Total	71,719.43	86,907.80	+15,188.37
Savings - Operations	30,746.71	30,781.04	+34.33
Savings – Trash & Recycling	7,539.83	7,539.83	0.00
Savings – Stormwater Repair	119,118.76	22,218.76	-96,900.00
Savings – Stormwater Maintenance	18,112.50	36,225.00	+18,112.50
Savings Total	175,517.80	96,764.63	-78,753.17
TOTAL	247,237.23	183,672.43	-63,564.80

Budget-Actual Results 2021-2022

- See Financial Reports handout for Oct 1 – Sep 30 fiscal year details
- Key reports are posted on GNHOA website in Documents area
- * Portion of Operations Major Projects expenses delayed, moved to this year

Budget Category	Actual \$	Budget \$	Variance \$	Variance %
Operations Income	40,112.42	37,295.00	+2,817.42	+7.6%
Operations Expense	* 29,143.76	37,295.00	-8,151.24	-21.9%
Net Operations (income-expense)	+10,968.66	0.00		
Trash & Recycling Income	100,307.06	97,261.50	+3,045.56	+3.1%
Trash & Recycling Expense	91,526.75	90,260.00	+1,266.75	+1.4%
Net Trash & Recycle (income-expense)	+8,780.31	+7,001.50		
Stormwater Repair Assessment Income	1,243.82	0.00	+1,243.82	+100.0%
Stormwater Repair Assessment Expense	96,900.00	119,118.76	-22,218.76	-18.7%
Stormwater Maintenance Assess Income	12,341.66	12,075.00	+266.66	+2.2%
Stormwater Maintenance Assess Expense	0.00	0.00	0.00	0.0%
Special Services Income (tree removal)	20.00	0.00	+20.00	+100.0%
Special Services Expenses (tree removal)	0.00	0.00	0.00	0.0%

Board Approved Budget 2022-2023

- See Financial Reports handout for budget income and expense details
- * Some 2021-2022 Operations Major Project expenses carried over due to delays
- Trash & Recycling Expense adjusted for CPI increase in Jan; no billing change

Budget Category	Budget \$ 2021-2022	Budget \$ 2022-2023	Difference \$
Operations Income	37,295.00	37,855.00	+ 560.00
Operations Expense	37,295.00	* 47,780.00	+ 10,485.00
Net Operations (income-expense)	0.00	- 9.925.00	
Trash & Recycling Income	97,261.50	97,261.50	0.00
Trash & Recycling Expense	90,260.00	94,628.00	+ 4,368.00
Net Trash (income-expense)	+ 7,001.50	+ 2,633.50	
Stormwater Repair Assessment Income	0.00	0.00	0.00
Stormwater Repair Assessment Expense	119,118.76	22,218.76	- 96,900.00
Stormwater Maintenance Assess Income	12,075.00	12,075.00	0.00
Stormwater Maintenance Assess Expense	0.00	0.00	0.00
Special Services Income (tree removal)	0.00	0.00	0.00
Special Services Expenses (tree removal)	0.00	0.00	0.00

Project Funding 2022-2023

Budget Category	Project / Maintenance Activity	Status	Funds \$
Operations	Available Funds		44,019.41
	Signpost Replacements	In Progress	-22,000.00
	Filing 3 Entrance Monument Sign	Evaluating	??
	Common Area Timbers/Fabric/Rock Replacements	Evaluating	??
	Remaining Funds		22,019.41
Stormwater Repair + Maintenance	Available Funds		58,443.76
	Jessie/Pristine Steps & Erosion Repair	Pending Contract	-11,500.00
	Jessie/Steinbeck Spring Drainage Analysis	In Progress	-3,000.00
	Jessie/Steinbeck Drainage Mitigation	Evaluating	??
	Remaining Funds		43,943.76

Improvement Initiatives Completed 2021-2022

- Negotiated new five-year trash and recycling services contract
- Coordinated periodic financial review by external party; no issues noted
- New process for Available Funds / Cash Flow analysis
- Increased use of Zelle EFT as a standard payment method
- Continued to extend use of QuickBooks features for central financial management

Financial & Account Metrics (as of Sep 30)

Total GNHOA homes: 483

Renters: 39 (8%)

Recyclers: 280 (58%)

Homeowner payments: ~1,000

Zelle EFT payments: 116 (11%)

Overdue accounts (1 billing cycle): 31 (6%)

Overdue account balance: \$4,838.75

Delinquent accounts (>= 2 billing cycles): 11 (2%)

Delinquent account balance: \$5,026.49

Assessment liens filed: 6

Improvement Initiatives 2022-2023

- Implement email-based billing and statements
- Enhance process efficiency and automation; reduce operating costs
- Analyze QuickBooks Desktop upgrade and migration to QuickBooks Online

Ratification & Elections



Ratification of Actions for the Past Year

The actions taken by the
Board of Directors
must be approved in the form of a
motion approved by the attendees.

Elections - Board of Directors

- Filing 8 Director (open)
- Two At-Large Directors – Lisa Cole and Don Richardson are seeking re-election

Self-nominations or nominations from the floor are accepted

All attendees vote on at-large Directors

Filing 8 residents vote for Filing 8 Director

One vote per home address

Improvement Projects for Upcoming Year



Potential Community Improvements

- Replace Metal and Undersized Wood Signposts With 6" by 6" Wood Signposts
- Repair Jessie/Pristine Steps and Slope Erosion
- Improve Spring Drainage in Jessie/Steinbeck Common Area
- Install Filing 3 Entrance Monument Sign
- Improve Lower Greenbelt Walking Trails
- Enhance Landscaping and Grounds Maintenance

2022-2023 Activities & Objectives

- Implement Community Improvement Projects
- Revise Bylaws/Rules/Procedures as Needed
- Continued Maintenance of Common Areas
- Maintain/Upgrade Web Site
- Implement Homeowner Email & Phone Directory
- Review CO Law Applicability
- Continue GNHOA Alerts
- Continue Ongoing Successful Programs:
 - Quarterly Newsletter, Awards Programs, Spring Clean Up, Shred-It Day, Holiday Lights Tour
- Focus on Landscaping/Covenant Issues
- Develop resident contact information database

Open Forum



Topics From the Floor

Open Forum for
Discussion, Questions,
Suggestions, Etc.

If you are attending via Zoom,
please indicate your desire to
speak by sending a chat message
to Secretary (Andy McNabb)



Meeting Adjourned.
Thanks for Participating
in Your Association!