**GNHOA BOARD MEETING MINUTES**

**November 6, 2019**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Tina Dudley, Carroll Clabaugh, Bill Goettlicher, Lisa Cole and Don Richardson.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 6:59 pm by President John Rickman.

**Minutes (Bob):** The minutes of the October 2, 2019, meeting were approved as written.

**Treasurer’s Report (Brian):** Brian provided the following information on the Treasurer’s Report through end-of-month October 2019.

1. Checking Account balance: $52,683.24. Savings Account balance: $35,223.55.
2. Brian reviewed the budget and answered questions. For the 2019-2020 budget, total operations revenues are expected to be $131,140 which includes the special assessment collection of $82,110 for storm water drainage corridor repair. Total operations expenses are expected to be $36,955.
3. Brian has distributed account overdue warning letters to accounts 4025, 8021, 8022, 8103, 3096, 4062, and 8113.
4. Payments were received in full from accounts 9040, 4112, 3020, 3034, and 4099.
5. Brian requested approval to file liens on the following homeowners whose accounts have become in arrears more than 1 year: 4127, 4106, 4110, and 4121. The Board voted unanimously to have the liens filed.
6. Brian then reviewed the income and expenses for October 2019.
7. Brian stated he will have the QuickBooks software updated for an expense of $189.

**Webmaster Report (Bob Dahl):** No report received.

**Alert System Manager Report (Lisa):** Lisa said there is nothing to report this month.

**Welcome Packages Report (Lisa):** Lisa reported delivery to two new residents this past month.

**NEPCO Report (Bob):** Bob reported that the next NEPCO meeting will be held November 9, 2019, with guest speakers Holly Williams, County Commissioner for District 1, and Stan VanderWerf, County Commissioner for District 3, speaking on county issues.

**ACC Reports:**

Filing 3 (vacant): Nothing to report.

Filing 4 (Bill Goettlicher): Nothing to report.

Filing 8 (John Rickman): Two warning letters sent on parking and multiple unlicensed vehicles.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the second phase of the repair project is to get the lower retention pond drained to allow for scoping the dredging effort. No quote yet received from the contractor.
2. Noxious Weed Control: Mark provided an exceptional comprehensive report summarizing his efforts to find contractors to remove the teasel and manage the areas. He provided a map of the areas, their acreage, and the costs and scope of work of two separate contractors to take care of this problem on a recurring basis. The Board discussed this and expressed concern over the very high costs required by the contractors. Mark said he may be able to get an estimate from another contractor. The Board decided to wait for another estimate before deciding on how to proceed.
3. Wooden Sign Post Replacement: John said he received a response to our inquiry with the county, and since there are multiple county agencies involved it is going to take more time than we expected to get answers.
4. Landscape Maintenance in GNHOA: The Board discussed the “requirements” package that Bob developed, and decided to have Bob separate the mowing activities from the rest of the landscaping activities since our mowing contractor is likely to be retained for next summer. The rest of the landscaping area maintenance will need a new contractor to accomplish the requirements. The Board approved a new committee which will be referred to as the Trails and Landscaping Committee to manage all landscaping and trails maintenance, repair and improvements. Don volunteered to chair this committee and Bob and Lisa volunteered to be committee members. Don will call an organizational meeting and begin monthly reports to the Board.

**New Business:**

1. Insurance Renewal: John described the insurance renewal and stated that he will seek a quote to insure some GNHOA property which has never been insured.
2. Dead Tree Removal Program: John explained that the dead Aspen trees around the community are in violation of the covenants and should be removed. He initiated a cost-savings way to do this for homeowners through a tree service. The service will charge by the day and the concept is to get homeowners with dead Aspens to agree and have the tree service cut them down next summer throughout neighborhoods for lower overall costs to the homeowners.
3. Newsletter: The Board discussed the recent newsletter that was distributed, and praised Lisa for her work to get it written and distributed.
4. Next Board Meeting: The next Board meeting will be **Wednesday, December 4, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:30 pm.

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

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Robert L. Swedenburg

Secretary, GNHOA