**GNHOA BOARD MEETING MINUTES**

**February 6, 2019**

**Board Members Present:** John Rickman, Mark Keller, Gary Rusnak, Randy Marks, Brian Bleike and Carroll Clabaugh.

**Board Members Excused:** Bob Swedenburg, Bill Fillion, Tina Dudley, Bill Goettlicher and Lisa Cole.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:02 pm by President John Rickman.

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

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through January 31, 2019.

Checking Account balance: $54,614.94. Savings Account balance: $55,209.08. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039 – Received scheduled payment in January. Next two payments should eliminate arrears and leave just legal fees.

Account #4108 – No response to letter with invoice. Gary made a motion that the BOD approve referral of account #4108 to our lawyer for action. Randy seconded and the motion passed unanimously.

Account #7009 – Although there was no action in January, the arrears were paid in full on February 3rd. The first half 2019 invoice was not paid.

The following accounts received warning letters with first half invoices:

#2001 – Established four month payment plan and made first payment of $115.

#4102 and #4120 – Full payment received.

#4130, #4147, #8004, and #8026 – No contact in response to warning letter.

**Webmaster Report (Randy):** Randy will post on the web site (a) notice of work on Jake’s Lake, (b) Shred-It Day to be on April 20, 2019, (c) snow and ice removal responsibilities and the requirement for homeowners to clear snow from sidewalks. Gary is still attempting to obtain the information needed to designate a different point of contact for our domain name from the former webmaster.

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

**NEPCO Report (Bob):** Bob was absent and provided no report.

**ACC Reports:**

Filing 3 (Bill Fillion): Nothing to report.

Filing 4 (Bill Goettlicher): Approved one privacy fence request.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Carroll reported that he notified all residents of the requirement to clear their sidewalks as there were many residents who had not done so. One resident asked who was responsible for the sidewalk on the northwest side of Pristine Drive where the road abuts the Common Area as he had been clearing it but his snow blower was broken. As the sidewalk is between the guard rail and the street, it is county responsibility The new sidewalk on the west side of Gleneagle Drive was discussed and it is also on county property.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that the contract was signed with Bill Sieck and work has begun. Most of the fence has been erected around the lake, the lake has been drained, and equipment is positioned to start removing the layer of ice still in place. Bill will finish installing the fence this week and start removing and ice and depositing it in the drainage channel so it can melt there. The initial indication is that there is more sediment than anticipated in the south section of the pond. The drain pipes worked, but it took a day to achieve full flow.
2. Encroachment into Common Areas: Gary reported that an initial meeting was held with eight of the thirteen homeowners. Several questions were raised and one homeowner who has not encroached has declined the License Agreement. A second meeting will be scheduled on February 27th to answer questions and have those homeowners ready to sign execute their agreements. We will have a notary at the meeting as the signatures must be notarized. Two changes were made to the License and approved by the lawyer. One was to change the term for the areas to Licensed Area as the previous term used by the lawyer was Improvements and that caused confusion as improvements to the area were also discussed. The second was to remove the requirement for homeowners to obtain liability coverage for the licensed area. That turned out to be unworkable and a check with both our liability carrier and USAA indicated that the liability coverage in a homeowners policy would cover the homeowner, as our liability policy would cover us, in the event that a claim was filed for a loss that occurred in a licensed area and either the homeowner or GNHOA was found to be at fault. The lawyer also indicated that no documentation would be required for homeowners who declined the license, but we will require anyone who made improvements and declines the license to return the area to its natural state.
3. Noxious Weeds: No specific progress. The Board agreed to reimburse Mark for rental of a metal blade trimmer to see if that would work to cut down the hardy stalks.

**New Business:**

1. Shred-It Day: Gary will contact the shredding company to schedule them for April 20th. We will offer to share the event with the Gleneagle 3 HOA as that is a small group and we have never filled the truck with just our residents, but we could not handle the Gleneagle Civic Association residents as well.
2. Spring Clean-Up: The Spring Clean-Up Day will be scheduled in May.
3. Newsletter: The next newsletter will go out in late March or early April.
4. Next Board Meeting: The next Board meeting will be **Wed, Mar 6, 2019** at the Fire Station.

**Adjournment:** The meeting was adjourned at 7:45 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA