**GNHOA BOARD MEETING MINUTES**

**April 5, 2017**

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

**Board Members Excused:** None

**Board Members Absent:** Dave Frye

A quorum was present. Bill Muldoon attended as a resident guest.

**Meeting Location:** Antelope Trails Elementary School.

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

**Minutes:** The minutes for the March 1, 2017, meeting were reviewed and approved as written.

**Treasurer’s Report (Gary):** The treasurer presented income and expenses as of March 31, 2017. The information from the report is below:

Checking Account balance: $52,872.72. Savings Account balance: $51,634.95

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

Account #3039a: payment due3/31/17, not received; account 3039a is adjusted account due to bankruptcy filing.

Account #4147: GNHOA attorney preparing draft letter of collection.

Account #8077: GNHOA attorney sent letter of collection 28 Mar 17; 30 days to respond.

Accounts #3102, 4043, 4082: over 12 months past due; BoD voted approval to send lien warning letter.

The Treasurer’s April 2017 report was approved unanimously by the board.

**Webmaster Report (Randy):** Randy reported that he added notices for the Shred-It Day and the Clean-up Weekend. He also updated the GNHOA Alert System which is now operational. A test will be conducted after the newsletter is distributed.

**Alert System Manager Report (Lisa):** The president appointed Lisa Cole as the GNHOA Alert System Manager, and she accepted. Lisa will meet with Randy to get started managing and operating the new GNHOA Alert System.

**ACC Reports:**

Filing 3 (Bill Fillion): Sent two letters concerning dogs and approved two landscapes.

Filing 4 (Bill Goettlicher): Approved the solar panel installation.

Filing 8 (Gary Rusnak): Nothing to report.

Filing 9 (Carroll Clabaugh): Replacement of roof tiles resolved.

**Old Business:**

1. Storm Damage Repair: Gary met with County and National Resources Conservation Service members to review the preliminary design for the execution of the grant funding. The grant funding is for repair work of the greenbelt drainage ponds from the September 2013 storm. The initial estimate is higher than the grant value total $100,000 ($75,000 NRCS share and 25,000 HOA share). All parties are investigating cost savings opportunities to minimize the overage. Work is expected to start this summer
2. Culvert under Holbein: The culvert from Baptist Road water drainage that goes under Holbein is filling with silt and redirecting storm water on homeowners’ property. Gary stated that he received a bid to remove the silt and construct a berm with the silt to channel the water flow back to its originally designed location - into the middle of the greenbelt. Cost is about $12,000 and could be done this spring. Gary will review GNHOA financials and make a recommendation to the BoD.
3. Alcott Court Trailhead Drainage Damage: Gary reported that the County reviewed documents associated with the property (HOA’s tract) that the drain pipe traverses through, and declared it was not the county’s responsibility to maintain the pipe. Gary requested that guidance be provided in written form and waive any liability now or in the future. Initial estimated cost to repair is about $1100. Gary to request a written estimate.
4. Process for Review of Eagle Scout and Gold Award Projects: Bill and Chris completed a standardized process for the Board to address Eagle Scout project proposals and Girl Scout Gold Award project proposals. Chris will send a draft of the description to BoD members to review and then discuss at the May BoD meeting.
5. School Crossing Sign: No change from last month. Bill has not heard from the county traffic engineer after he provided data for his analysis and determination as to what can or will be done.
6. Wescott Fire Protection District Revenue: The BoD members attended two steering committee and one Westcott BoD meeting since last GNHOA meeting. Wescott announced that there will be no more Steering Group meetings. A report of the steering Committee finding may be briefed at the April 18th Wescott BoD meeting. The GNHOA Board has been actively involved in all meetings, however Wescott BoD has amended their meeting policy to limit public questions or discussions. This will hinder the GNHOA BoD from providing timely and accurate information. Homeowners are reminded to check our newsletter, GNHOA website, and *Our Community News (OCN).*
7. Little Library: Chris obtained all the information on the Little Library concept. She will email this to all BoD members for review. This could make a good Scout project.
8. Shred-it Day is April 22nd 10:00 am to noon. Clean-up Weekend will be May 19-22 firm.

**New Business:**

1. Gary stated that he is coordinating with the boy scouts to assist in backfilling the mulch in the playground area.
2. Bill Muldoon described what he believes is a deteriorating situation in Filing 4 with regard to cars on the streets and driveways overnight. After discussion it was agreed that Bill would draft a letter for the BoD to review and send to all homeowners in Filing 4.
3. Lisa is getting bids to remove the graffiti on the path bridge, and will send to the BoD.

**Adjournment:** The meeting was adjourned at 9:10 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA