**GNHOA BOARD MEETING MINUTES**

**January 3, 2018**

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

**Board Members Excused:** Lisa Cole

**Guest:** Chad Bertanzetti from Filing 4.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:00 pm by President Bill Fillion.

**Minutes (Bob):** The minutes of the December 6, 2017, meeting were approved as written.

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

Checking Account balance: $71,192.89 which includes the reimbursement from the grant funding deposit. Savings Account balance: $21,678.76. The treasurer also 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. 10/15/17 Received partial payment toward balance owed.

Account #8032: No change. 11/11/17 Received partial payment.

Accounts 3068, 3120, 4104, 4108, 4116 and 8021 are now one year in arrears. Gary recommended that a lien warning letter be sent to these accounts with the 2018 first half statements. The motion was made to send the letter, the motion seconded, and the vote for approval was unanimous.

**Webmaster Report (Randy):** Randy said he made updates to the website, posted the Golden String Light award winners, and posted a notice to clear sidewalks of snow.

**Alert System Manager Report (Lisa):** Lisa sent out a note reminding residents that trash pickup will be on Tuesday the day after Christmas and New Year.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be held January 13, 2018, and will feature guest speakers on transportation planning and road projects for our area.

**ACC Reports:**

Filing 3 (Bill Fillion): Held meetings with two people regarding plans for storage sheds.

Filing 4 (Bill Goettlicher): Sent one violation letter on commercial equipment stored outside.

Filing 8 (Gary Rusnak): One approval for painting.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Damage Repair: Gary reported that he requested an estimate from a local contractor to repair the damage from the September 2013 storm. Gary is also reviewing other sources of grant funding, and after Gary’s report the Board will deliberate on whether to pursue other grant funding, incrementally repair with existing funds, or consider a special assessment. No decisions were made at this time.
2. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and the final bill.
3. Independent Financial Review: Gary met with the financial reviewer on January 3, 2018, and provided information requested. The review is now in progress.
4. School Zone Crossing Sign: Gary talked to the County about our earlier requests for crossing signs. After further investigation the County installed four new signs at the corner of Jesse and Gleneagle Drive. Bill will notify the Antelope Trails Principal of our actions and suggest that the school could also obtain mobile signs to put in the middle of the road during the crossing periods.

**New Business:**

1. New Filing 4 ACC Member: Bill Goettlicher introduced Chad Bertanzetti who volunteered to become a member of the Filing 4 Architectural Control Committee. All the Board members welcomed Chad to the Board. Chad will also fill the Filing 4 ACC Representative position on the BOD. Bob will update the phone roster and Randy will put Chad on the web page and assign a GNHOA email account to him.
2. Common Area Rules: Randy was able to restore corrupted files related to the rules for the common areas. Gary has also retyped them to re-post to the web. John and Gary will coordinate to have the rules reposted.
3. Ground Maintenance Plan for 2018: Gary reported that he has begun to list items requiring maintenance for the year. Possible projects include:
	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.

Bill asked everyone on the Board to look over their area and identify other possible maintenance projects. Bring the items to the February Board meeting to discuss.

1. Next Board Meeting: The next Board meeting will be **Wednesday, February 7** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:07 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA