**GNHOA BOARD MEETING MINUTES**

**April 4, 2018**

**Board Members Present:** Bill Fillion,Randy Marks, Bob Swedenburg, Gary Rusnak, Bill Goettlicher, Tina Dudley, Lisa Cole, Chris McCloy, John Rickman and Chad Bertanzetti.

**Board Members Excused:** Mark Keller.

**Board Members Absent:** Carroll Clabaugh.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:01 pm by President Bill Fillion.

**Minutes (Bob):** The minutes of the March 7, 2018, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary presented income and expenses as of 31 March 2018. The information from the report is below:

Checking Account balance: $66,432.50. Savings Account balance: $55,189.54. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: Did not receive a check in March from the Bankruptcy Trustee.

Account #3039a: No change. 2/21/18 Received partial payment toward balance owed.

Account #4104: 4/1/18 Resending certified letter with second notice.

Account #4108: 4/1/18 Resending certified letter with second notice.

Account #8032: Received March payment IAW payment plan.

**Webmaster Report (Randy):** Randy updated the web, posted a notice for Shred-It Day, and posted the Rules for the Common Areas. He will post a notice for Spring Cleaning Weekend.

**Alert System Manager Report (Lisa):** Lisa sent an alert on the fire danger this past month.

**NEPCO Report (Bob):** Bob has sent the Board members a synopsis of the highlights of the March meeting on trails and open spaces.He stated that the next NEPCO meeting will be held May 12 and will feature Lenard Rioth, HOA Attorney, and Representative Terri Carter speaking on recent legislation affecting HOAs.

**ACC Reports:**

Filing 3 (Bill Fillion): Sent letter to homeowners on two complaints.

Filing 4 (Chad Bertanzetti): Nothing new to report.

Filing 8 (Gary Rusnak): Sent three letters on parking violations and approved one landscape change.

Filing 9 (Carroll Clabaugh): Carroll was absent and no report.

**Old Business:**

1. Storm Damage Repair: The Board reviewed the paper distributed by Bob describing the steps for a phased multi-year plan to repair the 2013 storm damage. The Board decided to implement the first step by conducting a walking tour of the damage on Saturday, 7 April.
2. Board Approval for Common Area Repairs: Waiting for start on three board-approved projects: (1) Upper Holbein Ditch for $12,850 to clear out debris and add rip rap and build a berm to turn the water into the middle; (2) Alcott Court Drainage Daylight for $525 to dig out and shape the outflow to avoid standing water; and (3) Concrete Path Culvert Crossing between Jake’s Lake and Alcott Ct. for $500 to replace and add rip rap.
3. Ground Maintenance Plan for 2018: Status of projects is provided below:
	1. Change the stop signs that are metal with wood poles for consistency in the community. STATUS: TBD
	2. Cleanup and replace weed block at Desiree entrance. STATUS: TBD
	3. Clean out the ditch between Gleneagle Drive and the school (will require county coordination and approval). STATUS: TBD
	4. Coordinate with local Boy Scout troop to clean up greenbelt area during spring clean weekend. STATUS: **Gary coordinated with BS Troop 194 to do this.**
	5. Further clean-up around Jake’s Lake. STATUS: TBD
	6. Clean-up, with a possible sign replacement, at the southeast corner of Gleneagle and Jessie. STATUS: TBD
4. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and the final bill.
5. Encroachment into Common Areas: No change from March. This is about encroachment on the common area by homes in the Gleneagle 3 HOA on the south side of the area. The issue has existed almost since GNHOA was formed. The Board sent letters to the offending homes in past years notifying them of the encroachment, but none had gone out in the last three years. It was determined that we should notify the homeowners again. Gary will coordinate with the Gleneagle 3 HOA BoD and prepare letters to be sent.
6. Covenants Review: John completed his review of the covenants of all four filings to ascertain if each has a section prohibiting (1) illegal activities and/or (2) nuisances and/or (3) commercial activities. This is to ensure GNHOA is postured to prevent or remove marijuana grow operations if necessary. He found that all four covenants prohibit nuisances and commercial activities but do not address illegal activities. The Board believes that we are well covered. He will email his findings to all.

**New Business:**

1. Shred-It Day: Shred-It Day has been set for April 21 from 10:00 am to 12:00 noon.
2. Spring Clean-Up Day: Spring Clean-Up Day has been set for May 19-20.
3. GNHOA Newsletter: The Board reviewed the draft April newsletter provided by Gary and suggested a few changes.
4. Next Board Meeting: The next Board meeting will be **Wednesday, May2** at the Wescott Fire Station.

**Adjournment:** The meeting was adjourned at 8:16 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA