**GNHOA BOARD MEETING MINUTES**

**November 7, 2018**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Gary Rusnak, Bill Goettlicher, Tina Dudley, Lisa Cole, Brian Bleike and Chad Bertanzetti.

**Board Members Excused:** Bill Fillion, Randy Marks and Carroll Clabaugh.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 6:58 pm by newly elected President John Rickman. The Board all welcomed John in his new role.

**Minutes (Bob):** The minutes of the October 3, 2018, meeting were approved as written.

**Treasurer’s Report (Gary):** Gary provided the Treasurer’s Report through October 31, 2018.

Checking Account balance: $58,550.62. Savings Account balance: $55,203.51. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039: 10/6/18 Received check for partial payment from Bankruptcy Trustee.

Account #4108: Treasurer recommended sending final collection letter from Board to homeowner. The Board voted unanimous in favor of the recommendation.

Account #4109: 10/25/18 Full payment received.

Account #7009: 10/14/18 Received partial payment.

**Webmaster Report (Randy):** Randy was absent and no report provided..

**Alert System Manager Report (Lisa):** Lisa reported no activity the past month.

**NEPCO Report (Bob):** Bob stated that the next NEPCO meeting will be November 17th.

**ACC Reports:**

Filing 3 (Bill Fillion): Three vehicle street parking letters sent.

Filing 4 (Chad Bertanzetti): The landscaping issue that was brought to Bob’s attention by Chad Austin was investigated and the following status is reported. The area which appears to be dirt does have a road base layer akin to gravel so it is not a dirt surface. The area was intended to be used to widen the concrete driveway when they finished the landscaping of the front yard, but deployment of the husband put that on hold. The homeowner will have to receive ACC approval for the driveway before taking that action and has been informed of that fact. Chad asked for advice and it was suggested that he ask for a written response from the homeowner committing to the date the project will be completed. The vehicle that is parked there is not in violation of any covenant restriction per Filing 4 covenants and is better off in the parking area than in the street. Bill or Chad will bring Mr. Austin up to date on the status.

Filing 8 (Gary Rusnak): Approved two house paintings and one new landscaping.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John said that he has contacted RMC and Bill Sieck and they both can do the dredging and tree work at Jake’s Lake this winter. Brian stated that a resident, Phil Tunnah, is a storm water expert and he could provide advice to the GNHOA Board on check dams for the drainage channel. John asked Brian to request his advice.

John provided a chart of cost estimates from both contractors for all the repair projects, and the information was discussed. The Jake’s Lake work could be done with GNHOA funds currently in reserve. It was moved and seconded that John get firm bids from both contractors for the Jake’s Lake repair work, then get final approval to proceed from the Board, and that existing reserve funds be used for this work. The motion was approved unanimously by the Board. The eroded channel and lower detention pond portions of the drainage corridor repair plan, and their associated funding sources, will be discussed after Jake’s Lake is completed this winter.

1. Ground Maintenance Plan for 2018: These maintenance items will no longer be tracked on a monthly basis until a new 2019 maintenance plan is developed in spring 2019.
2. Alcott Court Trailhead Drainage Damage: No change - waiting for final sealing and bill.
3. Encroachment into Common Areas: Gary stated that he met with the lawyer and recommends that the “boundary” area be allowed to be landscaped and shared. The lawyer would draft a letter will be sent to the boundary residents in Gleneagle #3 HOA, and a signed receipt will be required.
4. ACC Delegation of Authority: John, Bob and Gary met with the lawyer and reviewed the situation. It was discovered that a legal document entitled “Assignment of Declarant Rights” dated Sep 30, 1998, and filed with the county on Oct 15, 1998, had transferred Bethesda’s rights as the Declarant to the Gleneagle North HOA. GNHOA became the legal Declarant on Sep 30, 1998. The Limited Delegations of Authority for each filing have expired and are null and void. The GNHOA BoD has authority to establish the ACC structure and processes it so desires including the manner it is currently operating under.
5. Noxious Weeds: Mark said he did not get contacted by the weed sprayer.

**New Business:**

1. Gary stated the GNHOA Newsletter will go out the first week in December.
2. The Hayride will be scheduled for Saturday, Dec 22.
3. The Christmas Light Contest will be held again this year and Gary will contact Mountain View Electric for prize donations.
4. Gary said that the historical documents have been whittled down to one box. John requested that the Board look at these documents at the December BoD meeting and decide on their disposition.
5. Next Board Meeting: The next Board meeting will be **Wed, Dec 5,** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:19 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA