**GNHOA BOARD MEETING MINUTES**

**June 5, 2019**

**Board Members Present:** John Rickman, Bob Swedenburg, Tina Dudley, Bill Goettlicher, Randy Marks, Carroll Clabaugh, Brian Bleike, and Lisa Cole.

**Board Members Excused:** Mark Keller Bill Fillion.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

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

**Minutes (Bob):** The minutes of the May 1, 2019, meeting were approved as written.

**Treasurer’s Report (Brian):** Brian has taken over the role of Treasurer since Gary has departed. He provided the Treasurer’s Report through May 31, 2019.

Checking Account balance: $41,359.61. Savings Account balance: $35,214.52. The treasurer’s report also updated the BOD on accounts that have been in arrears more than 1 year.

Account #3039 – No payment received in May.

Account #4108 – 45/30 second notice sent with letter requesting full payment by 15 June.

Accounts #4130, #8004 – No change. 4/18 lien filed and sent to homeowners.

Account #8026 – No change. 4/25 homeowner contacted HOA and awaiting payment.

Brian asked for comments on the report format. After some discussion, the Board agreed it would be very useful to show monthly and cumulative expenditures against the budgeted amount for each line item, if possible.

**Webmaster Report (Randy):** Randy added a post regarding the Community Garage Sale on June 14 and a notice on the work at Jake’s Lake. He will change the [Treasurer@gnhoa.com](mailto:Treasurer@gnhoa.com) email address to go to Brian as well as the [info@gnhoa.com](mailto:info@gnhoa.com) address. Randy will also remove the home addresses of Board members from the web site.

**Alert System Manager Report (Lisa):** Lisa reported she had sent one alert email regarding the traffic due to USAFA graduation and the water district work disrupting Gleneagle Drive..

**NEPCO Report (Bob):** Bob reported that the next NEPCO General Membership Meeting will be held July 13 with a guest speaker on county requirements, county-HOA agreements, and effective maintenance programs for storm water drainage corridors in HOA common areas. Also, CB Insurance will talk on HOA insurance needs.

**ACC Reports:**

Filing 3 (Bill Fillion): No report.

Filing 4 (Bill Goettlicher): Nothing to report.

Filing 8 (Tina Dudley): One landscaping reviewed.

Filing 9 (Carroll Clabaugh): Nothing to report.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that Bill Sieck will start moving earth next week, and it will take about two weeks to complete. The Board discussed how the large amount of earth dredged from the pond appears to be too much to spread in the area, and wondered if some of it should be hauled away. John said he will talk to Bill Sieck about this.
2. Encroachment into Common Areas: John stated that three homeowners have yet to sign the letters as of the end of May.
3. Noxious Weeds: The consensus is that the Board needs to find out if the Scout Troop will do any work on this. The Board also needs to find a spray that is safe for riparian areas so the weeds can be sprayed annually.
4. Wooden Sign Post Replacement: John contacted the contractor referred to by the GCA HOA, and John concluded that his cost is extremely high. Another contractor needs to be found.
5. Street Repair and Re-surfacing: Bob reported that the Fix Our Streets committee collected 166 signatures to present to Commissioner Holly Williams. The committee also formally submitted a Service Request to the county. The committee intends to present the case for elevating the priority of resurfacing these streets to the Highway Advisory Commission on June 19.
6. GNHOA Welcome Committee: Lisa presented a draft Welcome Package to the Board for approval. After discussion and a few changes, the Board approved the package. Lisa will provide a final version of the handout and plan for implementation at the July meeting.

**New Business:**

1. Gift Card: The Board discussed and approved a gift card for departing member Gary Rusnak in appreciation for all the work he has voluntarily given the HOA for many years.
2. Green Thumb Award: The Board decided the award reviews will be on July 27, 2019.
3. Newsletter: The next GNHOA Newsletter will be the week of July 8, 2019. Inputs to the newsletter should be sent to Lisa no later than Wednesday June 26.
4. Graffiti on Wall along Baptist Road: Lisa reported that the county stated the wall is not their responsibility. The Board believes it is indeed their responsibility to maintain. Lisa will follow-up with the county, and County Commissioner Holly Williams will be contacted if the county still maintains it is not their responsibility.
5. Next Board Meeting: The next Board meeting will be **Thursday, July 11, 2019** at the Fire Station. **THIS IS A CHANGE FROM NORMAL DAY.**

**Adjournment:** The meeting was adjourned at 8:50 pm.

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

//signed//

Robert L. Swedenburg

Secretary, GNHOA