

# Gleneagle North HOA 2024 Annual Meeting



**October 16, 2024**

**7:00 - 9:00 pm**

**Bethesda Meeting Room**

# AGENDA

- 1. Call to Order**
- 2. Introductions - Board of Directors**
- 3. Minutes of Last Meeting**
- 4. Maintenance & Improvement Projects**
- 5. Covenant Enforcement Updates**
- 6. Financial Report**
- 7. Ratifications & Elections**
- 8. Improvement Projects**
- 9. Topics From the Floor**
- 10. Adjournment**

# BOARD OF DIRECTORS

## Filing Directors

\* Position up for election

- Filing 3 - Bob Swedenburg (10 years)
- Filing 4 – Bill Goettlicher (23 years)
- Filing 8 – John Rickman (13 years), President
- \* Filing 9 – Vacant due to Carroll Clabaugh moving to ACC

## At-Large Directors

- \* Filing 3 – Brian Bleike (6 years), Treasurer
- Filing 3 – Lisa Cole (8 years)
- Filing 4 – Rich Johnson (1 year)
- \* Filing 9 – John Horvath (3 years), Vice President
- Filing 9 – Don Richardson (5 years)

## Architectural Committee Representatives (Not Elected)

- Filing 3 – Blair Dinkins (4 years)
- Filing 4 – Tim Marburger (11 years)
- Filing 8 – Andy McNabb (5 years), Secretary
- Filing 9 – Carroll Clabaugh (19 years) – moved from Filing 9 Director

**Webmaster - Bob Dahl** (5 years, not a Board member)

# MINUTES OF LAST YEAR'S MEETING

A REQUIRED ELEMENT OF ANY HOA ANNUAL MEETING IS READING OF THE MINUTES OF THE PREVIOUS MEETING.

THIS REQUIREMENT MAY BE WAIVED UPON APPROVAL OF A MOTION TO WAIVE THE READING.

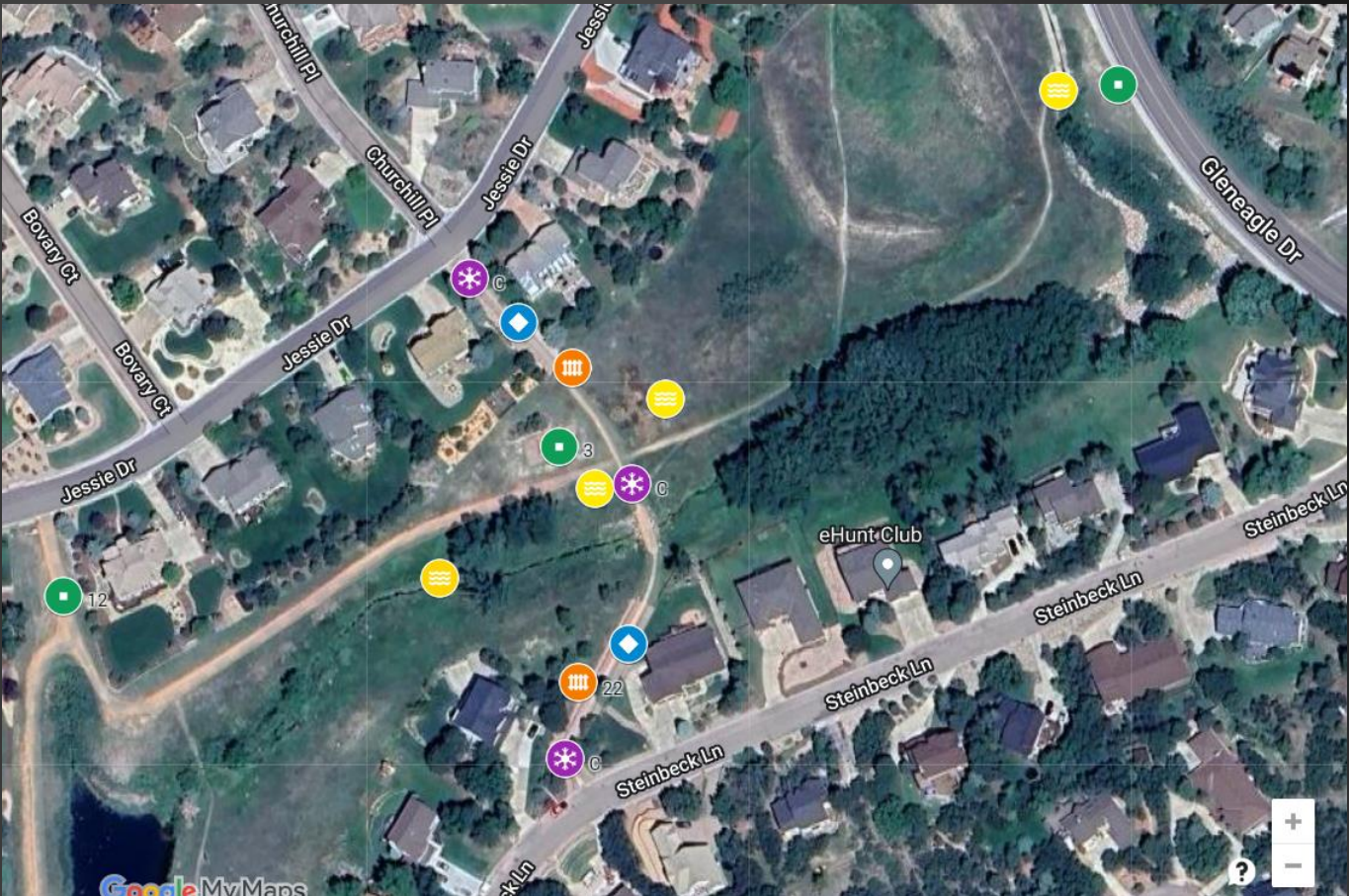
# Maintenance & Improvement Projects



# MAJOR PROJECTS COMPLETED THIS YEAR

- Common underdrain service and repair
- Signpost replacements, enhancements – 25 completed
- Repaired stormwater drainage channel between Baptist Road and Holbein Drive

# PROJECT RESULTS – UNDERDRAIN REPAIR



# PROJECT RESULTS – SIGNPOST REPLACEMENTS

Before ...



... After



# PROJECT RESULTS – DRAINAGE REPAIR



# PAST YEAR'S REGULAR ACTIVITIES

- Maintained 15 common areas – mowing, weed control, trees
- Coordinated snow removal – community sidewalks, steps
- Published quarterly newsletter – sponsor ads helped offset costs
- Conducted Golden Light String and Green Thumb contests
- Coordinated Holiday Lights Tour and Shred-It Day events
- Held Spring Clean-Up event and Chipping Day – 7 containers of trash and metal recycling, 1 for chipping
- Coordinated contracts for projects and maintenance services
- Coordinated with legal counsel, insurance agent, El Paso County Stormwater Office, other HOAs, and NEPCO

# PAST YEARS' REGULAR ACTIVITIES (CONTINUED)

- Maintained and improved web site content
- Managed GNHOA Facebook page (124 subscribers)
- Combined the Resident Directory (251 homeowners) and GNHOA Alerts (390 homeowners)
- Distributed welcome packages to new homeowners
- Sent email alerts to homeowners throughout the year
- Administered custom Google Map for common area maintenance, snow removal, underdrain location data

# EVENTS – ANNUAL CLEANUP



# EVENTS – SHRED IT DAY



# EVENTS – HOLIDAY LIGHTS TOUR



# Architectural Control Activity



# ARCHITECTURAL CONTROL ACTIVITY

- Architectural Control Committees (ACC's) handled 39 Approval Requests and 38 Covenant Violations
- Applied fines for unresolved covenant violations
- The Rule for Enforcement of Covenants is posted on the GNHOA web site and explains the process that must be followed when a violation is reported
- Most violations received from homeowners involved unsightly yards, weeds, dead trees, or trash and recycling bins stored outside

## **To report potential covenant violations:**

- Email [info@gnhoa.com](mailto:info@gnhoa.com) or contact your Filing ACC representative at [filing#ac@gnhoa.com](mailto:filing#ac@gnhoa.com) (# = 3/4/8/9)

# Financial Report



# HOMEOWNER BILLING (NO CHANGES)

## Assessments:

- Operations assessment: \$100 annually
- Stormwater Maintenance assessment: \$25 annually

## Trash and recycling service fees:

- Trash: \$160.50 annually
- Optional recycling: \$70.50 annually

## Homeowners billed semi-annually in Jan and Jul:

- \$142.75 for assessments, trash
- \$178.00 for assessments, trash, recycling

## Payment methods:

- Submit Zelle EFT to [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com) (preferred)
- Schedule bank online bill pay check
- Mail check to GNHOA
- No debit or credit cards (cost, security, complexity challenges)

# BALANCE SHEET - LAST YEAR

- Checking account holds funds for day-to-day operations and trash services
- Reserve funds maintained in Savings account, tracked by subaccount
- No loans, credit, or other liabilities

Account – Subaccount	Balance \$ Oct 1, 2023	Balance \$ Sep 30, 2024	Difference \$
Checking - Operations	10,834.66	12,137.36	1,302.70
Checking – Trash & Recycling	55,510.11	63,898.81	8,388.70
Checking – Other (credits / pre-payments)	3,528.70	2,917.48	-611.22
<b>Checking Total</b>	<b>69,873.47</b>	<b>78,953.65</b>	<b>9,080.18</b>
Savings - Operations	21,031.16	21,277.31	246.15
Savings – Trash & Recycling	7,539.83	7,539.83	0.00
Savings – Stormwater Repair Assessment	6,403.15	0.00	-6,403.15
Savings – Stormwater Maintenance	48,300.00	54,980.53	6,680.53
<b>Savings Total</b>	<b>83,274.14</b>	<b>83,797.67</b>	<b>523.53</b>
<b>TOTAL</b>	<b>153,147.61</b>	<b>162,751.32</b>	<b>9,603.71</b>

# BUDGET-ACTUAL RESULTS - LAST YEAR

- See Financial Reports handout for fiscal year details
- Key financial reports are posted on GNHOA website in Documents area

Budget Category	Actual \$	Budget \$	Variance \$	Variance %
Operations Income	52,138.77	50,040.00	2,098.77	4.2
Operations Expense	50,040.00	50,040.00	0.00	0.0
<b>Net Operations (income-expense)</b>	<b>2,098.77</b>	<b>0.00</b>	<b>2,098.77</b>	
Trash & Recycling Income	99,255.44	98,287.50	967.94	1.0
Trash & Recycling Expense	91,918.87	95,598.20	3,679.33	-3.8
<b>Net Trash &amp; Recycle (income-expense)</b>	<b>7,336.57</b>	<b>2,689.30</b>	<b>4,647.27</b>	
Stormwater Repair Assessment Income	0.00	0.00	0.00	0.0
Stormwater Repair Assessment Expense	6,403.15	6,403.15	0.00	0.0
Stormwater Maintenance Income	12,119.59	12,075.00	44.59	0.4
Stormwater Maintenance Expense	5,394.47	12,000.00	6,605.53	-55.0

# BOARD APPROVED BUDGET – THIS YEAR

- No significant changes to overall budget from last year
- See Financial Reports handout for budget income and expense details
- Trash & Recycling Expense may incur CPI increase in Jan; no billing change

<b>Budget Category</b>	<b>Budget \$ 2023-2024</b>	<b>Budget \$ 2024-2025</b>	<b>Difference \$</b>
Operations Income	50,040.00	50,040.00	0.00
Operations Expense	50,040.00	50,040.00	0.00
<b>Net Operations (income-expense)</b>	<b>0.00</b>	<b>0.00</b>	
Trash & Recycling Income	98,287.50	98,287.50	0.00
Trash & Recycling Expense	95,598.20	95,598.20	0.00
<b>Net Trash (income-expense)</b>	<b>2,689.30</b>	<b>2,689.30</b>	
Stormwater Maintenance Income	12,075.00	12,075.00	0.00
Stormwater Maintenance Expense	12,000.00	12,075.00	75.00

# PROJECT FUNDING – THIS YEAR

- Board maintains prioritized list considering impact, urgency, funding sources
- Regular reviews and adjustments in Board meetings

Budget Category	Project / Maintenance Activity	Status	Funds \$
<b>Operations</b>	<b>Available Funds</b>		<b>25,998.77</b>
	Signpost replacements (split across fiscal years)	Complete	-3,863.27
	Common area trail improvements	Pending	-3,000.00
	Alcott Court pathway concrete repair	Estimating	-4,500.00
	Filing 3 entrance improvements	Estimating	-7,800.00
	Dog waste stations in common areas	Estimating	-2,400.00
	Other projects TBD from prioritized list	Evaluating	TBD
<b>Stormwater Maintenance</b>	<b>Available Funds</b>		<b>54,980.53</b>
	Common area lakes – algae management, solar bubblers	Estimating	-6,000.00
	Stormwater channel cleanout – Gleneagle/Jessie	Estimating	-8,250.00
	Other maintenance TBD from prioritized list	Evaluating	TBD

# FINANCIAL & HOMEOWNER ACCOUNT METRICS

## Last Fiscal Year:

- Total GNHOA homes: 483
- Homes sold: 21 (4.3%, trending lower)
- Homes rented: 41 (8.5%, trending higher)
- Trash service: 485 (2 with extra containers)
- Optional recycling service: 295 (61%, trending higher)
- Homeowner payments processed, all methods: 990
- Homeowner Zelle EFT payments: 293 (30%, trending higher)
- GNHOA bill payments distributed: 95
- Covenant violation fines applied: \$5,800 (significant increase)
- Overdue accounts at EOY - 1 billing cycle: 43 (8.9%, decreased)
- Overdue account balance: \$7,576.50
- Delinquent accounts at EOY - 2 billing cycles: 13 (2.7%, increased)
- Delinquent account balance: \$4,739.78
- Assessment liens filed on delinquent accounts: 5

# IMPROVEMENT INITIATIVES – THIS YEAR

- Improve analysis and use of available funds from past years (interest, fines, late charges, delinquent account payments)
- Expand email-based billing and newsletter distributions to reduce printing, postage costs
- Leverage advanced QuickBooks Online features, resolve issues with batch invoicing features
- Continue to enhance efficiency and automation; reduce operating costs

## IMPORTANT:

- ✓ Ensure emails from [\\*.gnhoa.com](mailto:*.gnhoa.com) and [quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com) addresses are allowed/trusted by junk-spam filter in your email application
- ✓ Check junk-spam folders occasionally for GNHOA emails

# Ratification & Elections



# RATIFICATION OF ACTIONS FOR THE PAST YEAR

The actions taken by the  
Board of Directors  
must be approved in the form of a  
motion approved by the attendees.

# ELECTIONS - BOARD OF DIRECTORS

- Filing 9 Director - currently Carroll Clabaugh
- At-Large Director – currently John Horvath (VP)
- At-Large Director – currently Brian Bleike (Treasurer)

## Process:

- Self-nominations or nominations from the floor are accepted
- All attendees vote on At-Large Directors
- Filing residents vote for their Filing Director
- One vote per home address

# Improvement Projects for Upcoming Year



# POTENTIAL COMMUNITY IMPROVEMENTS

- Improve Filing 3 entrance area – screen multiple telecom boxes and landscape corner
- Install dog waste stations in common areas
- Improve lower greenbelt walking trails
- Continue landscaping and grounds maintenance
- Improve effectiveness of lake algae management
- Continue with annual underdrain inspections and maintenance (based on conditions)

# ACTIVITIES & OBJECTIVES – THIS YEAR

- Expand use of homeowner email directory to reduce costs
- Address short-term rentals through covenant change
- Implement community improvement projects
- Continue maintenance of common areas, stormwater channels
- Maintain and improve web site content
- Review new Colorado law applicability
- Consolidate GNHOA Alerts with Resident Directory
- Manage ongoing programs: Quarterly Newsletter, Awards Programs, Clean Up, Chipping, Shred-It Day, Holiday Lights Tour
- Focus on resolving covenant issues and violations

# COVENANTS – SHORT TERM RENTALS

- Many homeowners expressed a strong desire to prohibit short-term vacation rentals
- GNHOA developed rule in late 2022; deemed insufficient based on current legal precedents
- Covenant change required for each Filing to limit short-term rentals
- Any covenant change must be approved by two-thirds of Filing homeowners
- Board proposes moving forward with covenant amendment – more information will be published soon

# Open Forum



# TOPICS FROM THE FLOOR

Open Forum for  
Discussion, Questions,  
Suggestions



Meeting Adjourned.

Thanks for Participating  
in Your Association!