

# Gleneagle North HOA 2025 Annual Meeting



**October 23, 2025**

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

**Bethesda Meeting Room**

# AGENDA

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

# BOARD OF DIRECTORS

## Filing Directors

- Filing 3 - Bob Swedenburg (11 years)
- Filing 4 – Bill Goettlicher (24 years)
- Filing 8 – John Rickman (14 years), President
- Filing 9 – Gary Savoren (1 year)

\* Position up for election  
\*\* Position vacant

## At-Large Directors

- \*\* Vacant
- \* Filing 3 – Lisa Cole (9 years)
- Filing 4 – Rich Johnson (2 years)
- Filing 3 – Earl Kirkwood (1 year)
- \* Filing 9 – Don Richardson (6 years)

## Architectural Committee Representatives (Not Elected)

- \*\* Filing 3 – Vacant
- Filing 4 – Mark Krstyen (1 year)
- \*\* Filing 8 – Andy McNabb (6 years), Secretary (Leaving Board)
- Filing 9 – Mike Kindt (2 weeks)

**Webmaster - Bob Dahl** (6 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.

**MVEA Fiber Installation**  
**Guest Speaker**

**Aitofele Sagapolutele**

**Program Manager**

**Benton Technical Services**

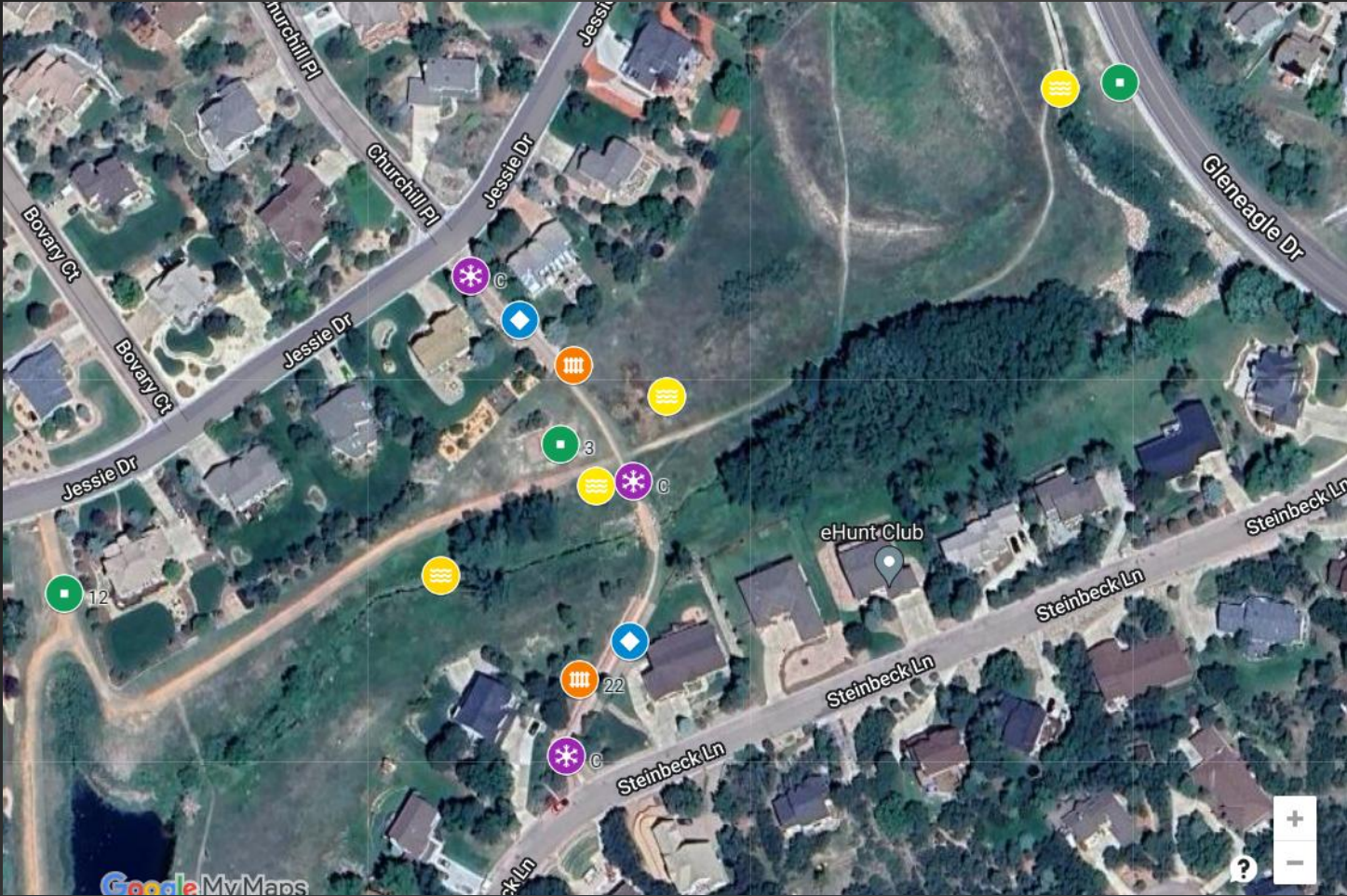
# Maintenance & Improvement Projects



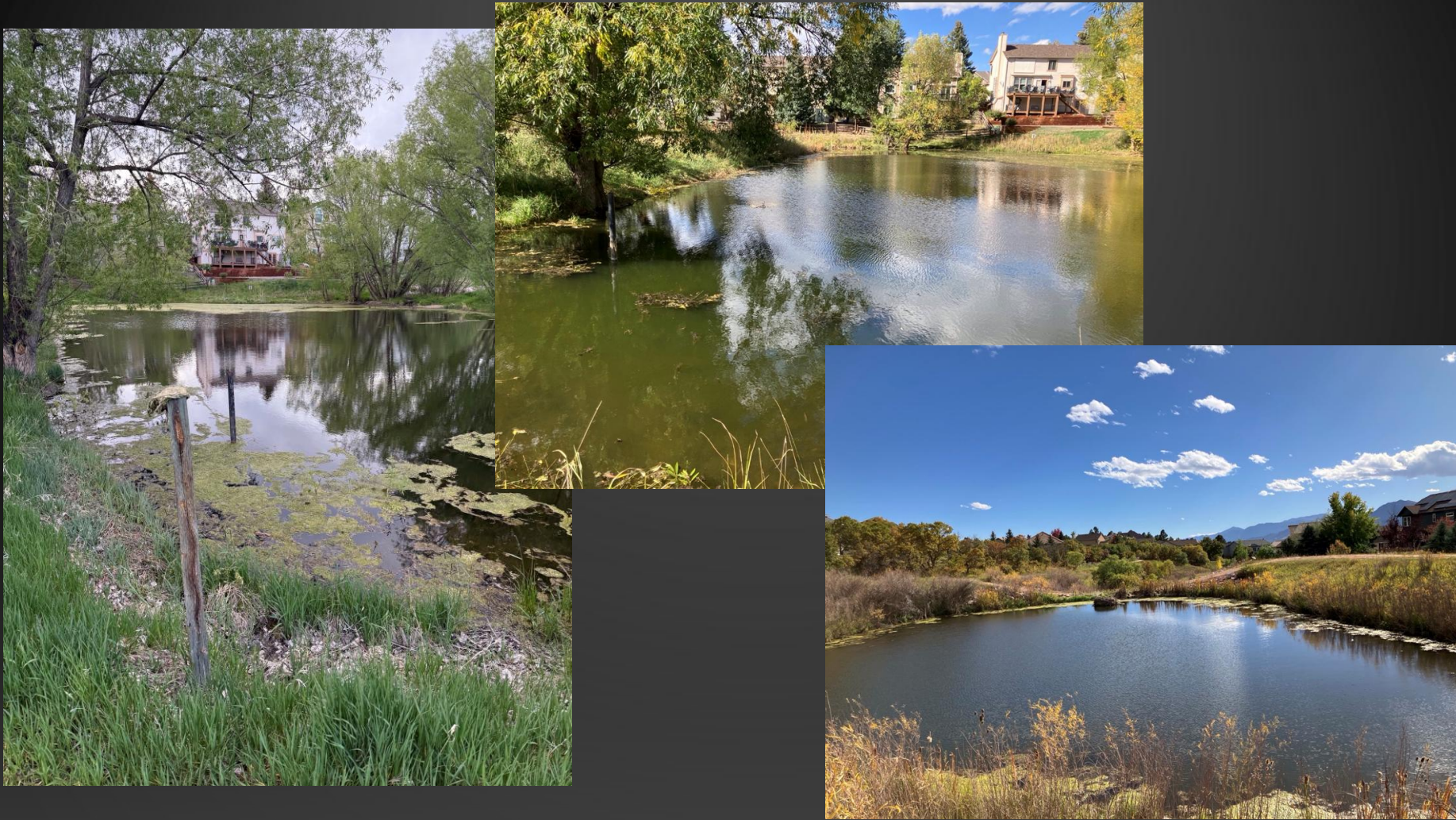
# MAJOR PROJECTS COMPLETED IN 2025

- Installed liner in Common Area underdrain
- Finally found an algae treatment for Jakes Lake
- Initiated Filing 3 Entrance monument
- Repaired ties and refilled mulch in playground
- Initiated the Covenant Amendment Process addressing Short-Term Rentals
- Transferred the email service to Microsoft

# PROJECT RESULTS – UNDERDRAIN REPAIR



# ALGAE CONTROL



# FILING 3 ENTRANCE



# 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

# PLAYGROUND REPAIRS



# 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

# TREE REMOVAL



# ANNUAL CLEANUP



# BEAVER – AGAIN!



# EVENTS – SHRED IT DAY



# EVENTS – HOLIDAY LIGHTS TOUR



# Architectural Control Activity



# ARCHITECTURAL CONTROL ACTIVITY

- Architectural Control Committees (ACC's) handled 44 Approval Requests and 34 Covenant Violations
- Applied and collected 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
- There are currently five properties with liens due to non-payment of dues or failure to remedy covenant violations.

## **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

## Assessments:

- Operations assessment: \$125 annually (increase of \$25 for 2026)
- Stormwater Maintenance assessment: \$25 annually (no change)

## Trash and recycling service fees:

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

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

- \$155.25 for assessments, trash
- \$190.50 for assessments, trash, recycling

## Payment methods:

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

# BALANCE SHEET - LAST YEAR

- GNHOA Fiscal Year is October 1 to September 30
- 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, 2024	Balance \$ Sep 30, 2025	Difference \$
Checking - Operations	12,137.36	11,131.74	-1,005.62
Checking – Trash & Recycling	63,898.81	65,927.91	2,029.10
Checking – Other (credits / pre-payments)	2,917.48	4,388.50	1,471.02
<b>Checking Total</b>	<b>78,953.65</b>	<b>81,448.15</b>	<b>2,494.50</b>
Savings - Operations	21,277.31	21,369.45	92.14
Savings – Trash & Recycling	7,539.83	7,539.83	0.00
Savings – Stormwater Maintenance	54,980.53	52,281.91	-2,698.62
<b>Savings Total</b>	<b>83,797.67</b>	<b>81,191.19</b>	<b>-2,606.48</b>
<b>TOTAL</b>	<b>162,751.32</b>	<b>162,639.34</b>	<b>-111.98</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 approved by Board, financial performance reviewed monthly

Budget Category	Actual \$	Budget \$	Variance \$	Variance %
Operations Income	53,095.42	50,040.00	3,055.42	6.11
Operations Expense	51,003.78	50,040.00	963.78	1.93
<b>Net Operations (income-expense)</b>	<b>2,091.64</b>	<b>0.00</b>		
Trash & Recycling Income	95,481.76	98,287.50	-2,805.74	-2.85
Trash & Recycling Expense	93,616.64	95,598.20	-1,981.56	-2.07
<b>Net Trash &amp; Recycle (income-expense)</b>	<b>1,865.12</b>	<b>2,689.30</b>		
Stormwater Maintenance Income	11,679.90	12,075.00	-395.10	-3.27
Stormwater Maintenance Expense	16,523.62	12,000.00	4,448.62	36.84
<b>Net Stormwater Maintenance (income-expense)</b>	<b>4,843.72</b>	<b>75.00</b>		

# BOARD APPROVED BUDGET – THIS YEAR

- Approved \$25 base assessment increase due to rising costs across the board
- See Financial Reports handout for budget income and expense details
- Trash & Recycling Expense may incur CPI increase in Jan; no billing change

Budget Category	Budget \$ 2024-2025	Budget \$ 2025-2026	Difference \$
Operations Income	50,040.00	63,000.00	12,960.00
Operations Expense	50,040.00	63,000.00	12,960.00
<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	98,479.00	2,880.80
<b>Net Trash (income-expense)</b>	<b>2,689.30</b>	<b>-191.50</b>	
Stormwater Maintenance Income	12,075.00	12,075.00	0.00
Stormwater Maintenance Expense	12,000.00	12,075.00	75.00
<b>Net Stormwater Maintenance (income-expense)</b>	<b>75.00</b>	<b>0.00</b>	

# ASSESSMENT HISTORY

Year Range	Annual / Total Amount	Assessment Type	Annual / Total Income	Scope
1993-2004	\$25	Operations - Annual	\$12,075	Standard operating assessment
2005-2016	\$50	Operations - Annual	\$24,150	Standard operating assessment
2017-2023	\$75	Operations - Annual	\$36,225	Standard operating assessment
2024-2025	\$100	Operations - Annual	\$48,300	Standard operating assessment
2026	\$125	Operations - Annual	\$60,375	Standard operating assessment
2020-present	\$25	Stormwater Maintenance - Annual	\$12,075	Recurring maintenance assessment
2020-2021	\$250	Stormwater Repair – Project (3 billing cycles)	\$120,750	Special assessment, limited duration

# 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
	Filing 3 entrance improvements	In Progress	-4,100.00
	Alcott Court pathway concrete repair	Estimating	-4,500.00
	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>52,281.91</b>
	Common area lakes – algae management	Ongoing	-1,750.00
	Common underdrain annual inspection	Ongoing	-\$600.00
	Storm channel cleanout – Gleneagle Drive area	Estimating	-\$8,250.00
	Other maintenance TBD from prioritized list	Evaluating	TBD

# FINANCIAL & HOMEOWNER METRICS

## Home Ownership & Rentals

- Total GNHOA homes: 483
- Homes sold: 18 (3.7%, lower)
- Rental homes: 40 (8.3%, flat)

## Trash & Recycling Services

- Trash service points: 485 (2 homes with extra containers)
- Optional recycling service: 292 (60%, flat)

## Billing & Payments

- Homeowner invoices & payments: 1150 / 990
- Zelle EFT payments: 318 (~30%, higher)
- GNHOA bill payments: ~100
- Covenant violation fines: \$5,250

## Overdue (1 billing cycle) & Delinquent (2 billing cycles) Accounts

- Overdue accounts at end-of-year: 77 (15.9%, significant increase)
- Overdue account balance at end-of-year: ~\$18,000 (significant increase)
- Delinquent accounts: 5
- Delinquent account balance: ~\$3,300
- Assessment liens filed on delinquent or high-balance accounts: 4

# IMPROVEMENT INITIATIVES – THIS YEAR

- Negotiate new multi-year trash and recycling contract by 12/31/26
- Leverage new MS365 email and collaboration tools to improve efficiency
- Expand email-based billing and newsletter distributions to reduce printing, postage, and administrative costs
- Work with QuickBooks Online product team to resolve ongoing issues with batch invoicing, form template features

## 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

# 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

- At-Large Director – currently Lisa Cole
- At-Large Director – currently Don Richardson
- At-Large Director – Vacant

## 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

- Continue improving Filing 3 entrance area
- Install dog waste stations in common areas
- Maintain lower greenbelt walking trails
- Continue landscaping and grounds maintenance
- Monitor effectiveness of algae management
- Continue with underdrain inspections and maintenance (based on conditions)
- Implement covenant amendments addressing short-term rentals if approved by residents

# ACTIVITIES & OBJECTIVES – THIS YEAR

- Expand use of homeowner email directory to reduce costs
- Implement community improvement projects
- Continue maintenance of common areas
- Maintain and improve web site content
- Review new Colorado law applicability
- Manage ongoing programs: Quarterly Newsletter, Awards Programs, Clean Up Weekend, Chipping, Shred-It Day, Holiday Lights Tour
- Focus on resolving covenant issues and violations

# COVENANTS – SHORT TERM RENTALS

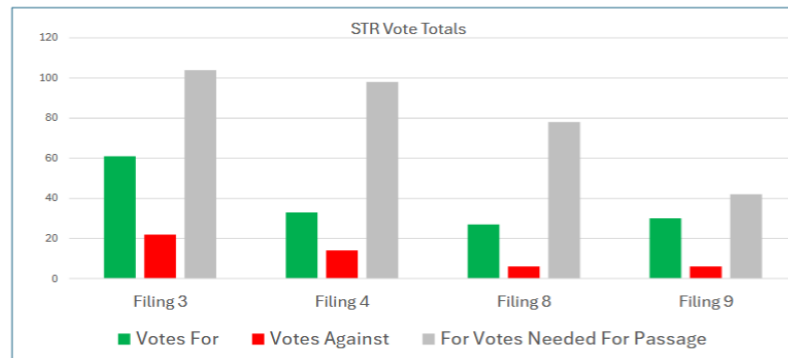
- Many homeowners expressed a strong desire to prohibit short-term vacation rentals
- GNHOA developed rule in late 2022; deemed insufficient based on current legal precedents
- Covenant change required for each Filing to limit short-term rentals
- Any covenant change must be approved by two-thirds of Filing homeowners
- Ballots and amendment language provided to all residents in September
- At least two-thirds of each filing homes must vote to meet criteria
- Ballots were due by September 30 but only 53% were returned.

# COVENANTS – SHORT TERM RENTALS

Voting results as of September 30

GNHOA Short Term Rental Amendment Vote Dashboard

	Filing 3	Filing 4	Filing 8	Filing 9	Running Totals
Votes For	61	33	27	30	151
Votes Against	22	14	6	6	48
Not Voted	73	100	84	27	284
Total Votes Received	83	47	33	36	199
Total Owners	156	147	117	63	483
<u>For</u> Votes Needed For Passage	104	98	78	42	
<u>Against</u> Votes Needed for Defeat	52	49	39	21	
% For (Of Total Owners)	39.10%	22.45%	23.08%	47.62%	
% Against (Of Total Owners)	14.10%	9.52%	5.13%	9.52%	
% For (Of Received Votes)	73.49%	70.21%	81.82%	83.33%	
% Against (Of Received Votes)	26.51%	29.79%	18.18%	16.67%	
Total Response Rate	53.21%	31.97%	28.21%	57.14%	
Current Amendment Status	Not Passed	Not Passed	Not Passed	Not Passed	



# Open Forum



# TOPICS FROM THE FLOOR

Open Forum for  
Discussion, Questions,  
Suggestions

Meeting Adjourned.

Thanks for Participating  
in Your Association!