

**Gleneagle North Homeowners Association
Annual General Membership Meeting Minutes - Draft
October 18, 2021**

Board Members Present: John Rickman, Mark Keller, Brian Bleike, Bill Goettlicher, Lisa Cole, Tim Marburger, Carroll Clabaugh, Bob Swedenburg, Andrew McNabb, and Bob Dahl.

Board Members Excused: Don Richardson, Blair Dinkins

Participants: 23 participants and 75 proxies.

- Proxy List:
 - John Rickman: 16
 - Bill Goettlicher: 17
 - Bob Swedenburg: 4
 - Lisa Cole: 5
 - Mark Keller: 3
 - Don Richardson: 5
 - Brian Bleike: 13
 - Carroll Clabaugh: 12
 - None Authorized: 3

A quorum was present.

Meeting Location: Zoom Teleconference

Opening Remarks: The meeting was called to order at 7:06 pm by President John Rickman.

Readers are asked to refer to the Powerpoint charts presented at the meeting and posted on the GNHOA website www.gnhoa.com for details of each item addressed below.

Board Members were introduced.

2020 Annual Meeting Minutes (John): The reading of the minutes from the 2020 annual meeting was waived. This motion was put forward by Mark Keller and seconded by Earl Kirkwood. It was then voted upon and approved by those present. The 2020 annual meeting minutes were approved by those present.

Completed projects were reviewed (John).

- Repair of playset and new mulch in the playground
- Filing 8 entrance upgrade
- Tree removal/trimming completed on Gleneagle Drive and in Common Area
- Weed control – open space common teasel
- Beaver trapping and relocation

- Dead tree removal for 29 homeowners

Past year regular activities were reviewed (John).

- Maintained 15 common areas including mowing and weed control
- Snow removal in GNHOA owned areas
- Published the GNHOA Newsletter (4 issues) and improved the content and format
- Conducted “Golden Light String” and “Green Thumb” Contests
- Provided the annual Shred-It Day event
- Held the annual Spring Clean-Up event providing residents with 8 containers of for trash, metal, recycling, and wood chippings
- Coordinated with Legal Counsel, Insurance Agent, El Paso County Stormwater Office, Other HOAs, and NEPCO on issues of interest
- Maintained and improved the website and also made it a secure website:
<https://gnhoa.com>
- Operated the GNHOA Alerts system which provides e-mail notification of important information) – 255 homeowners are currently enrolled

Architectural Control Activity was reviewed (John):

- The Architectural Control Committees (ACCs) handled 113 Change Requests and Covenant Violation reports
- John noted the ACCs and Board have a duty to enforce covenants and act on reported violations
- The most commonly reported violations this year involved unsightly yards and weeds, trash and recycling bins stored outside, and parking of RVs and trailers

Financial Reports were reviewed (Brian): Brian went over the Budget vs. Actual, Balance Sheet, New Budget, and the Improvement Initiative slides. Additionally, Brian updated the trash and recycling contract, which expires at the end of the year, as well as the bidding process for the next contract.

- Please see the annual Treasurer’s reports for detail HOA financials. A summary is provided in the Annual Meeting Powerpoint presentation, also available on the GNHOA website.

Ratification of actions: The actions taken by the Board of Directors must be approved in the form of a motion approved by the attendees of the annual meeting

- Mark Keller motioned to approve the board actions and Earl Kirkwood seconded the motion.
- A vote was taken to ratify the actions of the board and unanimously passed.

Elections (John):

Three positions are up for election:

- Filing 8 director (currently open): No nominations were submitted – this position remains open.
- Two At-Large Directors are up for election. John Rickman and Brian Bleike both seek reelection to their positions. Votes were held and both were unanimously reelected to another term

Potential Community Improvements for 2021-2022 (John):

The following inputs were provided by the GNHOA board:

- Continuing the stormwater drainage system repairs (playground to the lower retention pond)
- Improve the lower greenbelt walking trails
- Additional landscaping and grounds maintenance
- Identifying and performing landscaping on areas that are currently neglected
- Research options for an entry monument for Filing 3 at the southwest corner of Gleneagle and Jessie
- Replace metal and undersized wood signposts with 6” by 6” wood signposts

No additional inputs were provided by attendees.

2021 – 2022 Planned Activities and Objectives were reviewed (John):

- Implement community improvement projects
- Revise Bylaws/Rules/Procedures as needed
- Continued maintenance of the GNHOA common areas
- Maintain & upgrade the GNHOA web site
- Review Colorado law applicability for the HOA
- Continue providing GNHOA alerts
- Continue these ongoing successful programs:
 - Quarterly Newsletter
 - Awards Programs
 - Mosquito Monitoring
 - Spring Clean Up
 - Shred-It Day
 - Holiday Hayride
- Continue to focus on landscaping and covenants

The stormwater damage project was reviewed (John):

- The repairs are intended to restore the drainage and control features to their original design
- El Paso County Stormwater inspectors walked the project and concurred with the design
- Removal of trees along the channel was unavoidable and necessary to meet the design
- The last phases of project work started in September of 2021

Complaints about the removal of trees as part of this project were brought forward by residents attending the meeting. John explained that the removal was an unfortunate necessity and was required to comply with the project design. John stated that the board would consider planting new trees once the project was complete provided funds were available and approved for that purpose.

OPEN FORUM

Questions and Comments From the Floor:

- Tanya requested to have homeowners trim bushes and trees that project into the street as they impede walking on sidewalks as well as visibility when driving.
 - John stated that concern will be included in the November 2021 newsletter. John also requested that residents let ACC representatives know about specific issues.
- Larry described the problem of residents who don't pick up after dogs and let dogs off the leash. Larry specifically noted that dogs are defecating in people's front and back yards. Larry also expressed concern about the danger to children as well as the dogs chasing off wildlife when unleashed.
 - John relayed the county requirements and that is something the HOA does not have the resources to enforce. John noted we will include that concern in the next newsletter for residents. The HOA will also look at improving signage in common areas regarding pets.
 - Lisa noted that some local parks have dog bags stations, which may help with the dog poop problem.
- Lisa mentioned vandalism at the Antelope Trails Elementary garden, which is accessible at the corner of Jessie and Gleneagle. The school asked the board to put something about it in the newsletter.

Adjournment: The meeting was adjourned at 8:05 pm.

Approved by the GNHOA Board of Directors on November 10, 2021, for submission to the GNHOA residents for approval. Approved by a quorum of the residents at the Annual Meeting on October 18, 2022.

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Andrew P. McNabb
Secretary, GNHOA