

**Gleneagle North Homeowners Association  
Annual General Membership Meeting Minutes - Draft  
October 18, 2022**

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

**Board Members Excused:** Blair Dinkins, Carroll Clabaugh

**Participants:** 27 participants (including the Board) and 71 proxies.

- Proxy List:
  - John Rickman: 18
  - Bill Goettlicher: 10
  - Bob Swedenburg: 8
  - Lisa Cole: 3
  - Mark Keller: 2
  - Don Richardson: 2
  - Brian Bleike: 15
  - Carroll Clabaugh: 13
  - None Authorized: 5

A quorum was present.

**Meeting Location:** Bethesda Building (Corner of Baptist and Gleneagle) and Zoom Teleconference

**Opening Remarks:** The meeting was called to order at 7:00 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](http://www.gnhoa.com)) for details of each item addressed below.*

**Board Members were introduced.**

**2021 Annual Meeting Minutes:** The reading of the minutes from the 2021 annual meeting was waived by unanimous vote. The 2021 Annual Meeting Minutes were approved by unanimous vote.

**Completed Projects:**

- **Stormwater Repair Project** – Included drainage channel restoration and pond sediment removal.
- **Bench installations** – Included three benches in the HOA common areas.
- **Trash & Recycling** – The Board approved a new five-year agreement with GFL Environmental.

**In-progress projects were reviewed.**

- **Signpost Replacement** – Contract to replace 32 damaged or worn signposts.

- **Jessie/Pristine Trail Repair** – Including replacement of stairs, erosion repair, and drainage improvements.

**Regular Activities From The Past Year:**

- Maintained 15 common areas, including mowing and weed control.
- Noxious weed control – Common Teasel spraying required by county (2<sup>nd</sup> year).
- 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.
- Coordinated the Holiday Lights Tour and Shred-It Day events.
- Held the annual Spring Clean-Up event – Provided seven bulk containers for trash, metal, and recycling for residents.
- Coordinated with Legal Counsel, Insurance Agent, El Paso County Stormwater Office, Other HOAs, and NEPCO on issues of interest.
- Maintained and improved the website – now a secure site at: <https://gnhoa.com>.
- Operated the GNHOA Alerts system – Provides e-mail notification of important information – 235 homeowners are currently enrolled.
- Completed financial review with no discrepancies.

**Architectural Control Activity was reviewed:**

- The Architectural Control Committees (ACCs) handled 47 approval requests and 31 Covenant Violation situations.
- The most commonly reported violations this year involved unsightly yards and weeds, trash, and recycling bins stored outside.

**Financial Reports were reviewed:** The GNHOA Treasurer, Brian Bleike, went over the Budget vs. Actual, Balance Sheet, New Budget, and the Improvement Initiative slides.

- Please see the annual Treasurer’s reports for detailed HOA financials. A summary is provided in the Annual Meeting PowerPoint presentation which is also available on the GNHOA website.
- Brian provided the details on the new trash and recycling contract, which will provide stable costs to owners for the next five years.
- Brian discussed improvements to HOA finances:
  - Implement email-based billing and statements.
  - Continuing work to enhance process efficiency and automation to reduce operating costs, including electronic payment options (Zelle) and a potential upgrade from QuickBooks Desktop to QuickBooks Online.

**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.

- Sarah George 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:**

Three positions are up for election:

- John Rickman self-nominated to the Filing 8 position. He was previously in an at-large position. John Rickman was unanimously accepted by a vote of Filing 8 owners.
- John Horvath, an owner in Filing 9, self-nominated for the open at large position. John Horvath was unanimously accepted.
- Two At-Large Directors, Lisa Cole and Don Richardson were up for re-election. No other owners challenged them for their positions. Votes were held, and both were unanimously reelected to another term.

## **Potential Community Improvements for 2022-2023:**

The following inputs were provided by the GNHOA board. President John Rickman provided the details of each to meeting participants:

- Continue to replace metal and undersized wood signposts with 6x6 wood signposts.
- Repair Jessie/Pristine steps and slope erosion (in progress)
- Improve underground spring drainage in the Jessie/Steinbeck common areas.
- Install an entry monument for Filing 3 at the southwest corner of Gleneagle and Jessie or otherwise improve the attractiveness of this area.
- Improve lower greenbelt walking trails.
- Enhance landscaping and grounds maintenance.

## **2022 – 2023 Planned Activities and Objectives:**

- Implement community improvement projects.
- Revise Bylaws/Rules/Procedures as needed.
- Continued maintenance of the GNHOA common areas.
- Maintain & upgrade the GNHOA website.
- Implement a homeowner email and phone directory.
- Review Colorado law for applicability to the HOA
- Continue providing GNHOA alerts
- Continue these ongoing successful programs:
  - Quarterly Newsletter
  - Awards Programs
  - Spring Clean Up
  - Shred-It Day
  - Holiday Lights Tour
- Continue to focus on landscaping and covenants

## **OPEN FORUM**

- Short Term Rentals
  - Several attendees expressed concern about the problem of short-term rentals in the area. Attendees discussed the problem, and John relayed the advice and information the HOA

- lawyer provided regarding the legality of various approaches to this issue. John also discussed a draft rule the board is developing that limits short-term rentals in the HOA.
- A member proposed to ask the assembled owners in attendance their view on short-term rentals – A vote was taken, and attendees were unanimously opposed to short-term rentals in the HOA.
  - Filing 8 Entrance
    - A concern was expressed about the lack of maintenance in this area. John explained the historical issue that it had previously been maintained by a volunteer who could no longer maintain it. John also noted that it would be added as an area in the next maintenance contract.
  - Tree Removal
    - A resident asked about a tree removal program. John noted that there hadn't been enough interest this year for the HOA to sponsor a tree removal program, but the contractor who did the program in the past is excellent and gives HOA owners a discount.
  - Parking and RVs
    - Concerns were expressed about parking in the HOA and particularly RV parking. John explained the limitations imposed by a new Colorado law restricting HOA covenant enforcement on county-owned roads. The HOA can still regulate parking on owner properties but not on public rights-of-way. John relayed that El Paso County is expected to pass an ordinance that would put parking restrictions in place on county roads.
  - Common Areas
    - A resident asked about a strip of HOA-owned land in Filing 8 between 15530 Desiree and 15540 Desiree. This strip of land contains underground storm drainage from the street to the open space behind the homes. John noted that the HOA was aware of this land and that the adjacent owner was maintaining the property. However, the property was not listed on the HOA interactive map. Brian Bleike, the Treasurer, promised to add it to the interactive map.

**Adjournment:** The meeting was adjourned at 8:10 pm.

Approved by the GNHOA Board of Directors on XXXXX, 2022, for submission to the GNHOA residents for approval. Approved by a quorum of the residents at the Annual Meeting on XXXXX, 2022.

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Andrew P. McNabb  
Secretary, GNHOA