

**Gleneagle North Homeowners Association
Annual General Membership Meeting Minutes - Draft
October 18, 2023**

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

Board Members Excused: Carroll Clabaugh

Participants: 31 participants (including the Board) and 66 proxies.

- Proxy List:
 - John Rickman: 11
 - Bill Goettlicher: 15
 - Bob Swedenburg: 10
 - Lisa Cole: 5
 - Mark Keller: 1
 - Don Richardson: 2
 - Brian Bleike: 10
 - John Horvath: 12
 - None Selected: 1

A quorum was present.

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

Opening Remarks: The meeting was called to order at 7:02 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.

2022 Annual Meeting Minutes: The reading of the minutes from the 2022 annual meeting was waived by unanimous vote. The 2022 Annual Meeting Minutes were approved by unanimous vote.

Completed Projects:

- **Signposts** – replaced 32 damaged or worn posts and combined some street and stop signposts.
- **Jessie/Pristine slope** – stair replacement, erosion repair, drainage improvements.
- **Jessie/Steinbeck pathway** – removed rotted timbers, replaced weed barrier, refreshed rock.
- **Jessie/Pristine pathway** - replaced rotted timbers, replaced weed barrier, refreshed rock.
- **Common area drainage** – seepage analysis, plugged pipe near Gleneagle Drive channel, unplugged common underdrain root growth.

Regular Activities From The Past Year:

- 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.
- 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 (<https://gnhoa.com>)
- Maintained GNHOA Facebook group – 96 homeowners are in the group
- 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 27 approval requests and 36 Covenant Violation situations.
- The most commonly reported violations this year involved unsightly yards, weeds, dead trees, and trash and recycling bins stored outside.

Financial Reports were reviewed: The GNHOA Treasurer, Brian Bleike, reviewed the Budget vs. Actual, Balance Sheet, New Budget, 2023-2024 Project Funding estimates, and Financial and homeowner account metrics.

- 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 discussed improvements to HOA finances:
 - New QuickBooks Online system.
 - Implementing email-based billing and statements (optional for homeowners).
 - Implementing the option to distribute newsletters and annual meeting notices via email.
 - Continuing work to enhance process efficiency and automation to reduce operating costs.
- Brian also answered questions from assembled homeowners.

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.

- Robin Dahl motioned to approve the Board actions, and Jerry Turner seconded the motion.
- A vote was taken to ratify the actions of the Board and unanimously passed.

Elections:

Five positions are up for election:

- Filing 3 Director:
 - Incumbent: Bob Swedenburg (9 years) – Unanimously Reelected
- Filing 4 Director:
 - Incumbent: Bill Goettlicher (20 years) – Unanimously Reelected
- Filing 8 Director:
 - Incumbent: John Rickman (12 years), Unanimously Reelected
- Filing 9 Director:
 - Incumbent: Carrol Clabaugh (16 years) – Unanimously Reelected
- One At-Large Director:
 - Incumbent: Mark Keller (7 years), Not running for reelection.
 - Rich Johnson self-nominated for this position and was unanimously elected.

Potential Community Improvements for 2023-2024:

The GNHOA Board provided the following information for planned and tentative projects for the next year. President John Rickman provided the details of each to meeting participants:

- Improve the Filing 3 entrance area to hide multiple telecom boxes.
- Install dog waste stations in common areas.
- Improve lower greenbelt walking trails.
- Enhance landscaping and grounds maintenance.
- Coordinate lake algae management improvements.
- Address ownership and long-term maintenance plan of underdrains.

2023 – 2024 Planned Activities and Objectives:

President John Rickman briefed the following additional planned activities and objectives for the coming year:

- Implement homeowner email and phone directory.
- Revise Bylaws/Rules/Procedures as needed.
- Address short-term rentals.
- Continued maintenance of the GNHOA common areas.
- Maintain & improve the GNHOA website.
- Review Colorado law for applicability to the HOA
- Continue providing GNHOA alerts, although in a different system.
- Continue these ongoing successful programs:
 - Quarterly Newsletter
 - Awards Programs
 - Spring Clean Up
 - Shred-It Day
 - Holiday Lights Tour
- Focus on covenant issues and violations.

Action Item: Short Term Rentals:

- At last year’s annual meeting, the issue of short-term rentals was discussed, and the vast majority of the attendees opposed short-term rentals in the GNHOA area.
- Over the past year, many other GNHOA homeowners expressed a strong desire to prohibit short-term vacation rentals.
- In response to this, the GNHOA Board developed a rule in late 2022 intended to limit short-term rentals. However, this rule was deemed insufficient based on current legal precedents and is not legally enforceable.
- Based on the legal precedents and recommendation of the GNHOA legal council, limiting short-term rentals would require a covenant change in each filing.
- Any covenant change must be approved by two-thirds of the homeowners in the Filing.
- The Board proposes moving forward with the required covenant amendment proposals.

OPEN FORUM

- An owner identified a potential issue with the drainage ditch on Holbein – specifically, the problem of erosion that is starting to affect the adjacent properties. Additionally, the homeowner stated that his basement has water-intrusion issues that may be related. President Rickman said the Board would investigate this problem and fix any issues with the drainage ditch.
- Another owner stated the steps into the open space off of Alcott Ct. are starting to sag and that water drainage at the bottom of the stairs is potentially undercutting the concrete path there. Further down that same path, another owner pointed out that the bridge that crosses the drainage near Jessie needs to be cleared as there are blockages, and during higher water, the flow overtops the path and undermines the bridge and concrete path. President Rickman said the Board would investigate this problem and fix any issues.
- One owner noted that the fence around the ditch next to Gleneagle and Jessie is down and has been for an extended period. John Rickman relayed that the Board has already contacted the county about this, since the county owns the fence and land there.
- One resident wanted to thank the Board, who are all volunteers, for their hard work in managing the Association.

Fire District Unification Briefing

- Mark Gunderman – President of the Donald Wescott Board of Directors, briefed the Board and assembled homeowners on the unification of the Wescott and Monument Fire Departments, a process that has been going on for two years. Mr. Gunderman briefed the history and reasons for the unification and some of the details.
- Improvements include more sustainability, a permanent ambulance presence, and the ability to meet established standards for the number of firefighters on an engine. The two districts already operate as a de facto combined entity, but voters still need to approve two ballot measures to make it final. If approved, the unification will result in a lower mill levy for Gleneagle residents.
- Mr. Gunderman also answered several questions regarding the unification and other matters.

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

Approved by the GNHOA Board of Directors on November 1st, 2023, for submission to the GNHOA residents for approval. Approved by a quorum of the residents at the Annual Meeting on XXXXX, 2024.

Andrew P. McNabb
Secretary, GNHOA