

**GNHOA BOARD MEETING MINUTES**  
**September 2, 2020**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Tina Dudley, Carroll Clabaugh, Bill Goettlicher, Lisa Cole, Don Richardson, and Bob Dahl.

**Board Members Excused:** Andy McNabb.

**Guests Present:** Jonathan Perez, 15130 Copperfield Dr.

A quorum was present.

**Meeting Location:** The meeting was held via Zoom teleconference.

**Opening Remarks:** The meeting was called to order at 6:59 pm by President John Rickman. John asked the guest if he wished to address the Board, and since he only wanted to discuss the covenant violation John said that he will have to wait for a separate hearing which will be scheduled for next week.

**Minutes (Bob):** The minutes of the August 5, 2020, meeting were approved with one change.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through end-of-month August 31, 2020.

- a. Checking Account balance: \$98,086.67. Savings Account balance: \$84,329.05.
- b. Continuing processing of July 2020 payments for standard HOA items plus tree removal services.
- c. Transferred \$41,055.00 (Jan 2020 Special Assessment income) and \$6037.50 (Jan 2020 Stormwater Maintenance income) from Checking to Savings account, as noted in July-August reports.
- d. Updated QuickBooks account groupings for improved subtotals to facilitate reviews and issue identification. Groupings for Operations, Special Assessments, Special Services (tree removal), Trash & Recycling will display in Budget-Actual reports.
- e. Coordinated draft 2020-2021 budget with BoD leadership team for Board review.
- f. GNHOA currently has eleven overdue accounts. Two liens remain outstanding for accounts #3039 and #8004.

Brian then reviewed the checks, deposits, income and expenses for August 2020.

**Webmaster Report (Bob Dahl):** Bob reported that he made content changes and posted minutes and the new Rules for Covenant Enforcement approved by the Board. Email storage is good, but everyone should check their junk folder for mail mistakenly classified as junk.

**Alert System Manager Report (Lisa):** Lisa sent one alert on fire restrictions this past month.

**Welcome Packages Report (Lisa):** Lisa mailed two Welcome Packages this past month.

**NEPCO Report (Bob):** Bob reported that the next NEPCO meeting is scheduled for 12 Sep and the County Engineer has been invited to speak on road improvements and HOA stormwater drainage requirements and maintenance.

**ACC Reports:**

Filing 3 (vacant): Bob reported that he mailed certified letters of Notice #3 for covenant violations to 15130 Copperfield Dr., 15360 Copperfield Dr. and 15210 Steinbeck Lane. He subsequently mailed a letter of thanks to 15360 Copperfield Dr. for curing the violation. He mailed the first notice of violation to 82 Seagull on an unsightly lawn and a broken fence, and first notice of violation to 15295 Jessie Dr. on an unsightly lawn that was subsequently cleaned up. He denied a request for a fence at 15075 Jessie Dr., and approved a deck renewal at 15595 Copperfield Dr. He sent a note to 15595 Copperfield Dr. closing out the obstruction of intersection violation and thanked the homeowner for curing the violation.

Filing 4 (vacant): Bill reported that he sent the first letter of notice for an unsightly yard at 15610 Holbein, and sent the second letter of notice for an unsightly yard at 15519 Jessie Dr.

Filing 8 (Andy): Andy reported approvals of a fence at 16015 Holbein, a house painting at 15460 Curwood and a deck at 15560 Desiree.

Filing 9 (vacant): Carroll reported he approved a window replacement at 14990 Pristine.

**Old Business:**

- a. Noxious Weed Control: Mark reported there will be no activity until the next spraying.
- b. Landscaping and Maintenance Report: Don reported on the following:
  - i. Maintenance: Don stated that he walked a couple areas with Gary and Bob to begin the process for estimating cost and time to build some trail improvements next year.
  - ii. Restoration of Trail Steps Near Dam: Don said the Eagle Scout candidate told him he is waiting for approval by his scout leaders before he briefs the GNHOA Board. John suggested that he brief the Board in October and Don will contact him. Don said that he and Gary are also researching the cost of commercial-grade outdoor steel steps with hand rails to replace the deteriorating steps by the dam.
  - iii. Culvert Access Cover: John reported that the county told him they have no requirement for an access cover, so we will need a new design by a private engineer if the Board decides to do this. The Board appeared prone to putting up a sign warning kids away.
- c. Storm Water Drainage Corridor Damage Repair: John reported that he met with Donala Water and they told him they would provide the pump truck free for the first hour and \$75 per hour thereafter. John is waiting for Bill Sieck to return his voicemail on cleaning out the valve access for the lower retention pond. He will do this so we can drain it and estimate the sediment to be removed.
- d. Wooden Signpost Replacement: John reported that we are still waiting on a response from the county.

- e. Second Tree Removal Program: John reported that 26 homeowners have signed up (five have yet to sign the waiver) and the second tree removal program began this week and should finish next week.
- f. Baptist Road Sound Wall Repair: John is waiting to hear from the contractor if the bid is good through October which would be in the new fiscal year.

### **New Business:**

1. 2020-2021 Budget Review (Brian): Brian presented the draft budget for Oct 2020 through Sep 2021. He described the categories of budget items and the rationale for the income and expense line items. After many questions were answered, a motion was made and seconded and the Board voted unanimously to approve the budget as presented but contingent on the cost of the repair of the stormwater drainage corridor.
2. Annual Meeting Planning (John): John reported that the Family of Christ Lutheran Church on Baptist Rd. offered to allow the GNHOA to use their meeting room for the Annual Meeting in October. John is waiting to hear from them whether the room will hold 50 people while social-distancing. The date is tentatively 14 Oct 2020. The Board will need to clean up the area after the meeting or pay for clean-up. Lisa offered to draft a Sign-Up Genius message to get a head count prior to the meeting.
3. Schedule of Violation Hearings (Bob): Bob stated that two of the three violations have not been cured after sending the third notice of violation last month, and he has not heard from either of these two homeowners. The procedures for enforcing covenant violations requires a hearing to provide the homeowner to address the Board on why the violations have not been cured, prior to the Board establishing fines or other consequences. The Board discussed the two homeowners' violations and decided to hold a hearing by Zoom videoconference for each:
  - i. The hearing will be scheduled for **Tuesday, 8 Sep 2020, 7:00 pm via Zoom** for the homeowner at 15130 Copperfield Dr. to discuss his violation of covenant section 128 regarding the visibility of trash containers. Bob will prepare a letter for John's signature to be sent both certified and regular mail.
  - ii. The hearing will be scheduled for **Tuesday, 15 Sep 2020, 7:00 pm via Zoom** for the homeowner at 15210 Steinbeck Lane to discuss his violation of covenant section 124 regarding the unsightly condition of his yard. Bob will prepare a letter for John's signature to be sent both certified and regular mail.

### **Topics from the Floor**

1. Speed Bumps: A member asked the Board in general if speed bumps have ever been considered in Gleneagle communities to reduce speeding. John responded that speed bumps have never been an option because they are really bad for snow plows.
2. Newsletter: Tina Dudley mentioned that a homeowner provided high praise for the last newsletter. Kudos to Lisa. Way to go, Lisa!
3. Tina's Last Board Meeting: Tina Dudley's term on the Board is complete and she decided to not seek re-election. This being her last meeting as a Board member, the entire Board thanked her for all her service and contributions to GNHOA over many years and wished her well in the future. Come back anytime, Tina!

4. Next Board Meeting: The next Board meeting will be 7:00 pm **Wed, October 7, 2020** via Zoom videoconference.

**Adjournment:** The meeting was adjourned at 8:58 pm.

**Approved by a majority vote of the Board of Directors.**

//signed//

Robert L. Swedenburg  
Secretary, GNHOA