

GNHOA BOARD MEETING MINUTES
June 3, 2020

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

Board Members Absent or Excused: None.

A quorum was present.

Meeting Location: The meeting was held via ZOOM teleconference.

Opening Remarks: The meeting was called to order at 7:00 pm by President John Rickman.

Minutes (Bob): The minutes of the May 6, 2020, meeting were approved as written.

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

- a. Checking Account balance: \$108,865.44. Savings Account balance: \$35,231.77.
- b. Processed 460 of 483 assessment/trash payments for Jan 2020 billing cycle.
- c. Set up Shred-It Day for 11 July 2020.
- d. July invoices to go out week of 6 July.
- e. Plan is to transfer the Stormwater and Special Assessment payments from Jan 2020 billing cycle to the savings account to generate interest, and also to increase the trash reserve account in savings by about \$2000 to cover one full month of trash and recycling expenses.
- f. Working on additional analysis of available funds.
- g. Two liens outstanding for accounts #3039 and #8004.
- h. Currently have 4 overdue accounts #8053, #4102, #8026 and #9009.

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

Webmaster Report (Bob Dahl): Bob reported that he posted meeting minutes and posted Shred-It Day on the web. He will post that the Board meetings are currently being held via Zoom. He asked each Board member to please check that your email is working OK.

Alert System Manager Report (Lisa): Lisa reported that she sent one alert this past month concerning an animal prowler.

Welcome Packages Report (Lisa): Lisa reported no new residents this month.

NEPCO Report (Bob): Bob reported that the May NEPCO meeting was cancelled due to the virus situation. The next NEPCO meeting would be in July but is undetermined at this time.

ACC Reports:

Filing 3 (vacant): Bob reported that he sent a first warning letter regarding an unsightly condition to two addresses, sent a first warning letter on maintenance of structures, sent a first warning letter on trash containers in sight, approved a new roof at 15155 Jessie, approved exterior paint at 64 Seagull and 15335 Churchill.

Filing 4 (vacant): Bill stated that he approved a landscape request at 15320 Paddington and approved a new roof at 15590 Holbein.

Filing 8 (Andy): Andy stated that he approved two landscape requests at 15430 Desiree and 15455 Curwood.

Filing 9 (vacant): Carroll stated that he approved two exterior paints at 14715 Pristine and 20 Wuthering Heights.

Old Business:

1. Noxious Weed Control: Mark reported that he responded to Front Range Arborists' request for an additional \$1200 beyond the original estimate of \$1800 to complete the spraying. He told them to not exceed \$3000 and finish the required work.
2. Landscaping and Maintenance Report: Don and John reported on the following:
 - a. Landscaping Contractor Update: Don says he talks to Gary Frith about once each week now, and anyone who sees an area needing mowing should contact Don. Don also talked to him about the mowing incident in a residents' yard.
 - b. Common Area Abuse: The abused area is now cleaned up.
 - c. Playground Area: Gary Frith added PlaySoft mulch to the playground and also mulched the tree area nearby. It looks much better.
 - d. Restoration of Jake's Lake Area: Don reported that Gary Frith should start on this GNHOA showcase area soon, and that Don had removed all the tree stakes.
 - e. Restoration of Trail Steps Near Dam: Don and Bob met with Eagle Scout candidate John Border and his Dad regarding a project to restore and improve the stairs. Don will be checking with him periodically as he works on his plan. His plan will be briefed to the Board for approval when it is ready.
3. Dead Tree Removal Program: John reported that this project has gone very well, he is coordinating the costs to the residents and will send the spreadsheet to the Board.
4. Clean-Up Day: John suggested that the hours for the 13-14 June Clean-Up Day be 9:00 am to 5:00 pm and all agreed. The GNHOA needs people to help monitor the activity and Lisa volunteered to send a sign-up sheet to the Alert list. John will provide the verbiage to Bob Dahl to add the hours, restricted items, and volunteers sign-up link to the web site homepage.
5. Shred-It Day: Brian reported that he has set up the postponed Shred-It Day for July 11, from 10:00 am to 12:00 noon at the school parking lot north side.
6. New Covenant Enforcement Rule: John thanked everyone for their extensive review and comments on his draft new rule. He will now send the new draft to the lawyer for legal review and be ready to discuss it at the next Board meeting in July.
7. Storm Water Drainage Corridor Damage Repair: John reported that nothing has changed. Bill Sieck is trying to obtain a vacuum trailer from one of the water districts to clean out

the valve access for the lower retention pond so we can drain it and estimate the sediment to be removed.

8. Wooden Signpost Replacement: John reported that we are still waiting on a response from the county. John said he would contact the GCA HOA and find out who they have as a contractor for wooden signpost replacement.

New Business:

1. Second Tree Removal Program: John said he expects to discuss a 2nd project at the July Board meeting since many more trees appear to be dead in the HOA area. The 2nd project will probably be modelled on the initial project since it went so well.
2. Green Thumb Award program: The Board discussed this annual program and decided the dates for judging will be 18-19 July. The Filing Directors should ensure they still have the award signs and let John know if they need more.

Topics from the Floor

1. Dog Poop Bags: The Board discussed the observation that many dog poop bags have been observed deposited street-side or on walking paths in the HOA. Lisa will put an article providing awareness of this bad activity in the next HOA newsletter.

Next Board Meeting: The next Board meeting will be **Wed, July 1, 2020** venue TBA.

Adjournment: The meeting was adjourned at 8:31 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA