

GNHOA BOARD MEETING MINUTES
March 4, 2020

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

Board Member Excused: Brian Bleike and Don Richardson.
A quorum was present.

Meeting Location: Wescott Fire Station.

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

Minutes (Bob): The minutes of the February 5, 2020, meeting were approved as written.

Treasurer's Report (John): John provided the following information for Brian on the Treasurer's Report through end-of-month February 29, 2020.

- a. Checking Account balance: \$99,142.74. Savings Account balance: \$35,228.22.
- b. Completed annual periodic report for GNHOA organization required by State of Colorado, with \$10 fee paid.
- c. Processed 343 of 483 (77%) assessment/trash payments and 184 of 272 (68%) recycling service payments for Jan 2020 billing cycle as of Feb 29.
- d. Highest balance delinquent account 4108 should be paid soon due to pending home sale; lien to be released when balance paid.
- e. Received payments on 2 overdue accounts – 4130, 4127. Second payment for 4130 planned for early March to clear overdue balance. Liens to be released after checks clear.
- f. Completed annual insurance renewals, reviews and payments.
- g. John then reviewed the income and expenses for February 2020.
- h. Brian's report shows 27 overdue accounts and 4 liens have been filed.

Webmaster Report (Bob Dahl): Bob reported that emails addressed to treasurer@gnhoa.com will go to both John and Brian. He said that all the ACC email accounts have been cleaned out. He also set up a new account for the tree removal program at trees@gnhoa.com to go to both John and Brian.

Alert System Manager Report (Lisa): Lisa reported that she sent an alert requesting volunteers for the ACC for all filings. Only one response received, which turned out to be non-starter.

Welcome Packages Report (Lisa): Lisa reported that she delivered Welcome Packages to three new residents.

NEPCO Report (Bob): Bob reported that the next NEPCO meeting will be held March 14, 2020, with guest speaker Jennifer Irvine, County Engineer, speaking on county requirements,

county-HOA agreements, and an effective maintenance program for storm water drainage corridors in HOA common areas, as well as road improvements in the area.

ACC Reports:

Filing 3 (vacant): Bob approved a roof replacement at 15330 Copperfield Dr., and approved windows replacement at 15315 Steinbeck.

Filing 4 (vacant): Bill stated he had nothing to report.

Filing 8 (Andy): Andy approved a roof replacement at 15520 Curwood Dr., sent a warning letter regarding a commercial vehicle parked on the street, and has one new paint job pending.

Filing 9 (vacant): Carroll stated that he had nothing to report.

Old Business:

1. Storm Water Drainage Corridor Damage Repair: John reported that nothing has changed. Bill Seick 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. Draining will not take place until the pond has no ice as draining now would not allow estimating the sediment to be removed.
2. Noxious Weed Control: Mark reported that we are scheduled for a mid-May spraying from Front Range Arborists.
3. Wooden Sign Post Replacement: John reported that we are waiting on a response from the county.
4. Trails and Landscape Maintenance Committee: Don was absent; will update in April.
5. Dead Tree Removal Program: John had previously provided the Board with a draft letter. The Board reviewed the letter and made a few suggestions for clarity. John will get the letter mailed soon.

New Business:

1. Newsletter: Lisa reported that the February Newsletter will go out very soon. Shred-It Day will be April 18 and Spring Clean-Up Day will be May 16-17.

Topics from the Floor

1. Covenant Violations: Lisa described an old Christmas tree in a yard and wanted to discuss how covenant violations are handled. Bob responded that whenever a violation comes to the attention of the ACC, the 90-day-to-cure process begins. This process is published on the GNHOA web site.

Next Board Meeting: The next Board meeting will be **Wed, April 1, 2020** at the Fire Station.

Adjournment: The meeting was adjourned at 7:58 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA