

GNHOA BOARD MEETING MINUTES
August 5, 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 July 8, 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 July 31, 2020.

- a. Checking Account balance: \$109,871.46. Savings Account balance: \$37,234.13.
- b. Processed 96% of assessment/trash payments for Jan 2020 billing cycle and 40% for the July 2020 billing cycle.
- c. Processing July 2020 payments for standard HOA items plus tree removal services.
- d. Transferred \$2,000 from Checking to Savings account to increase reserve funding for full one month of typical trash & recycling bill coverage, as indicated in June BoD report. Planning another transfer to Savings in August for Operations funds related to special assessments.
- e. GNHOA currently has thirteen overdue accounts. Two liens remain outstanding for accounts #3039 and #8004.
- f. Updated budget forecast to consider latest estimates of remaining payments for fiscal year and unplanned income (payment of delinquent accounts, late charges, interest/legal fees). No Operations funds available for additional projects or unplanned expenses at this point.

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

Webmaster Report (Bob Dahl): Bob reported that he made content changes, posted some news items, Green Thumb Award winners and a notice on the next tree removal program.

Alert System Manager Report (Lisa): No alert notices were sent this month.

Welcome Packages Report (Lisa): Six Welcome Package were mailed this month.

NEPCO Report (Bob): Bob reported that the NEPCO meeting on 11 July via Zoom video conference went well and the NEPCO reviews of many new development plans were presented. The next meeting is scheduled for 12 Sep and the County Engineer has been invited to speak on roads and stormwater drainage.

ACC Reports:

Filing 3 (vacant): Bob reported that provided conditional approval for an extensive add-on remodel at 15265 Jessie. He is awaiting agreement that trash and materials will not be staged on the street. He approved an AC compressor location, house painting and garage door at 64 Seagull. He sent a second notice of violation on obstructing an intersection and sent 8 second notices of violations on trash container visibility.

Filing 4 (vacant): Bill reported that he approved house paintings at 15282 Paddington and 15345 Jessie.

Filing 8 (Andy): Andy reported that he approved a deck at 15560 Desiree.

Filing 9 (vacant): Carroll reported that the clean-up on the Eagle Point sign corner was well done. John stated that the agreement with the homeowner is that GNHOA will do any new plantings needed and repairs to the sign if needed, and the homeowner will do daily routine maintenance of the area.

Old Business:

1. Noxious Weed Control: Mark reported that the areas are looking pretty good.
2. Landscaping and Maintenance Report: Don reported on the following:
 - a. Maintenance: Don stated that Gary will only be doing routine mowing for the rest of this fiscal year. The ditch clean-up along the east side of Gleneagle Dr. from Jessie to Jake's Lake will have to wait until funds are available next fiscal year.
 - b. Restoration of Trail Steps Near Dam: Don said there was still no news from the Eagle Scout candidate on this potential project.
 - c. Culvert Access Cover: John reported that he is waiting to hear back from the county Regional Building folks.
3. Shred-It Day After-Action Report: Brian reported that the Shred-It Day held on July 11, from 10:00 am to 12:00 noon at the school parking lot north side was very successful, and there was steady participation.
4. Storm Water Drainage Corridor Damage Repair: John reported that he is waiting for Bill Sieck to clean 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.
5. Wooden Signpost Replacement: John reported that we are still waiting on a response from the county.
6. New Covenant Enforcement Procedures: A motion was made to approve the new draft of the procedures. It was seconded and voted unanimously for approval. The GNHOA Secretary will sign the original and send it to John and the Webmaster for posting on the web. The old procedures will only be used for violations initiated prior to Aug 5 and currently being processed. The new procedures are effective Aug 5, 2020.
7. Baptist Road Sound Wall Repair: John tracked down the contractor and is waiting for him to look at the damage.

New Business:

1. Second Tree Removal Program: John reported that he will send postcard notifications for sign-ups to all homeowners and interested homeowners should contact him by Aug 20, 2020. The project will begin in September.
2. Consideration of Third Notices of Covenant Violations: Bob stated that he previously emailed all Board members information packets on three homeowners in Filing 3 who have not responded to the second notice of violations and time has come to send a third notice. The Board should review the violations and vote on sending the third notice in accordance with the current procedures. Bob presented the details of each violation and the Board discussed all three violations.
 - a. Bob moved that a third notice be sent to 15360 Copperfield Dr. for violation of covenant sections 122, 123 and 124. It was seconded by Lisa. The Board voted 10-yes 1-no. The motion was passed. Bob will prepare the letter for John's signature.
 - b. Bob moved that a third notice be sent to 15210 Steinbeck Lane for violation of covenant section 124. It was seconded by Lisa. The Board voted 9-yes 2-no. The motion was passed. Bob will prepare the letter for John's signature.
 - c. Bob moved that a third notice be sent to 15130 Copperfield Dr. for violation of covenant section 128. It was seconded by Lisa. The Board voted 10-yes 1-no. The motion was passed. Bob will prepare the letter for John's signature.

Topics from the Floor

1. Reelection: Tina asked about Board term expirations this year and who was up for reelection at our annual meeting in October. She said she may have a candidate for the Board. Bob responded that five members are up for reelection: Mark Keller, Bob Swedenburg, Tina Dudley, Bill Goettlicher, and Carroll Clabaugh.
2. County Road Maintenance – be patient: Andy described a repair to his street by the county that recently occurred after a very long time. He used the county web site to make a request for a repair a long time ago, and it finally occurred. The county web site works – just be patient.
3. Another Beaver: John reported that a beaver has moved into Jake's Lake and that he had contacted Nick Anderson to trap and relocate the beaver.
4. Next Board Meeting: The next Board meeting will be 7:00 pm **Wed, September 2, 2020** via Zoom videoconference.

Adjournment: The meeting was adjourned at 8:41 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA