

**GNHOA BOARD MEETING MINUTES**  
**February 5, 2020**

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

**Board Member Excused:** Bob Swedenburg.

A quorum was present.

**Meeting Location:** Wescott Fire Station.

**Opening Remarks:** The meeting was called to order at 7:03 pm by President John Rickman.

**Minutes (John):** The minutes of the January 7, 2020, meeting were approved as written.

**Treasurer's Report (Brian):** Brian provided the following information on the Treasurer's Report through end-of-month January 31, 2020.

- a. Checking Account balance: \$70,656.45. Savings Account balance: \$35,227.10.
- b. Brian stated that cost for creating and mailing the H1/2020 invoices is estimated (toner cost is estimated) to be \$470.00.
- c. 175 assessment and trash payments and 99 recycling payments have been processed so far. Brian and John had received and responded to a handful of inquiries about the increases, all of which were due to not reading the back of the invoice.
- d. Payment was received in full on overdue account 4062, which had previously been approved for lien filing at the January meeting.
- e. The check for full payment on account 3096 received in January was returned. Brian will work the issue with the homeowner.
- f. Still need to file liens on accounts 4106 and 4127. Brian promised to do this in February.
- g. The invoices for insurance renewal are pending payment. The premium comparison was in error as the cost for Professional Liability coverage was mistakenly quoted at the 2019 rate of \$2,991 instead of the 2020 rate of \$3,032.
- h. The obsolete computer was wiped clean of data and recycled.
- i. Brian then reviewed the income and expenses for December 2019.

**Webmaster Report (Bob Dahl):** Bob submitted a webmaster updating the Board on postings to the website and asking that all future documents to be posted be in pdf format to ensure everyone can open them. He reported that we are using 1,115 MB of our 2,000 MB limit and that he had unlocked and cleared out the Filing 8 director's account. John stated that he had asked Bob to unlock and empty the unused ACC accounts for filings 3, 4, and 9 as at least the Filing 4 ACC account is full and to set up those account to automatically forward and delete emails received in those accounts. Automatic deletion of forwarded accounts has been set up for two accounts to date. Bob is now the site administrator and two broken links on the web site were repaired by Jim Evans.

**Alert System Manager Report (Lisa):** Lisa said there is nothing to report this month.

**Welcome Packages Report (Lisa):** Lisa reported that delivery to three new residents is pending.

**NEPCO Report (Bob):** Bob reported that the next NEPCO meeting will be held March 14, 2020, with potential guest speakers Anton Ramage from the county storm water division speaking on county requirements, county-HOA agreements, and an effective maintenance

program for storm water drainage corridors in HOA common areas and county Engineer Jennifer Irvine speaking on county road improvements in the NEPCO area.

**ACC Reports:**

Filing 3 (vacant): Bob approved a deck replacement at 15270 Churchill Place and approved a roof replacement at 15350 Copperfield Dr.

Filing 4 (vacant): Bill issued a violation letter for a wrecked vehicle that was subsequently removed.

Filing 8 (Andy): John reported that he is delinquent on issuing third letters on two parking issues.

Filing 9 (vacant): Carroll reported that he approved artificial grass installation in the back yard of 20 Wuthering Heights Dr.

**Old Business:**

1. Storm Water Drainage Corridor Damage Repair: John reported that 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 he has accepted the proposal from Front Range Arborists and that the first spraying would probably be in May.
3. Wooden Sign Post Replacement: John had provided the County response prior to the meeting, and the time it will take before we can proceed as well as the requirements were discussed. John will respond to the County with questions.
4. Trails and Landscape Maintenance Committee: Don reported that his discussions with the Open Space Manager in the GCA did not yield any contractor recommendations as GCA will use volunteers to establish their trail system. He has walked the area with two contractors, Big M that serves Woodmoor and Turfmasters that now serves The Ridge at Fox Run. He will take one additional contractor through the same tour and then request quotes based on the requirements document prepared earlier.
5. Dead Tree Removal Program: John had previously supplied the quotes from the two contractors who had expressed interest in this program. The bid from Lind Legacy Tree Service was \$2,000 per day and the bid from Treehoppers was \$1480 per day. The qualification and terms were the same for both. The Board voted unanimously to have John proceed to obtaining and accepting a formal daily rate bid from Treehoppers subject to finalization when the number of homeowners electing to participate is known. John proposed sending a letter to each homeowner explaining the project, the estimated cost per tree compared to hiring a contractor directly, the covenant requirement to maintain the property that requires removal of dead trees, and providing the procedure for signing up for inclusion in the project. John will provide a draft of that letter for Board review and approval. He also suggested including the cost of mailing in the project cost before determining the cost per tree.
6. Debit Card Application: John reported that the effort to obtain debit cards has been abandoned as the bank has not been able to figure out a way to do that without cancelling our current accounts and opening new accounts.

**New Business:**

1. Full-time VRBO: John reported that he had been contacted by a Realtor representing a client who wanted to purchase a home in the GNHOA area for use as a full-time VRBO rental. The Board was unanimous in interpreting the covenant restrictions against operating a business out of a residence does not allow a full-time. John will relay that information to the Realtor.
2. Address Information in Minutes: John relayed Bob's request that any ACC approvals reported in the minutes include the address so a record is maintained of approvals. Disapprovals and violations reported will not include addresses.
3. Newsletter: Input to Lisa is overdue and must be provided as soon as possible to allow publication before the end of February. Street parking that inhibits snow plowing and an announcement of the tree removal project are included in the President's Corner. The Shred-It Day and Spring Clean-Up dates will be highlighted.
4. Next Board Meeting: The next Board meeting will be **Wednesday, March 4, 2020** at the Fire Station.

**Adjournment:** The meeting was adjourned at 8:21 pm.

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

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Robert L. Swedenburg  
Secretary, GNHOA