

GNHOA BOARD MEETING MINUTES
May 6, 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 7:08 pm by President John Rickman.

Minutes (Bob): The minutes of the April 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 April 30, 2020.

- a. Checking Account balance: \$108,317.38. Savings Account balance: \$35,229.42.
- b. Completed 2019 tax filing.
- c. Processed 455 of 483 assessment/trash payments and 250 of 272 recycling service payments for Jan 2020 billing cycle.
- d. Received full payments for delinquent accounts #3096, #4106 and #4130.
- e. Currently have 11 overdue and 2 delinquent accounts.

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

Webmaster Report (Bob Dahl): Bob reported that he made some content changes on the web and posted meeting minutes. He will add the latest news on the Spring Clean-Up Day now re-scheduled for 13-14 June 2020.

Alert System Manager Report (Lisa): Lisa reported that she sent one alert this past month concerning the Donala Water hydrant flushing.

Welcome Packages Report (Lisa): Lisa reported that she mailed two letters of welcome to new residents this month instead of hand-delivering due to social distancing requirements.

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 intersection obstruction from corner shrubs, sent a first warning letter on overnight parking on the street,

disapproved a shed request at 15210 Bovary Ct, approved a bush removal at 64 Seagull Circle, and approved a deck replacement at 15265 Churchill Place.

Filing 4 (vacant): Bill stated that he approved a house painting at 15483 Jessie Dr. and approved stucco work and a new driveway at 15650 Holbein.

Filing 8 (Andy): Andy stated that he approved a house painting at 15855 Holbein and a house painting at 15730 Holbein.

Filing 9 (vacant): Carroll stated that he disapproved a shed request. He addressed the inconsistency of our trash collector in charging extra for more than the container and two bags. John said he will talk to the contact at GFL.

Old Business:

1. 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.
2. Noxious Weed Control: Mark reported that he sent a letter to the sprayer requesting a date for the work to commence this month.
3. 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.
4. Landscaping and Maintenance Report: Don and John reported on the following:
 - a. Landscaping Contractor Update: Gary Frith has begun the summer mowing IAW the contract pricing.
 - b. Common Area Abuse: Residents have observed kids abusing the common area with bikes and abusing the spillway at Jake's Lake with logs. John said he will address this in the May newsletter.
 - c. Jake's Lake Neighbor Tree Trimming: This is in progress IAW the guidance issued by Don after coordination with the Board.
 - d. Alcott Court Drainage Pipe Cover: John said he will contact Bill Sieck to investigate the possibility of installing a grate at the opening to keep kids from going into the pipe.
 - e. Beaver Dam: Water is now flowing well after removal of the Beaver and its dam. Piles of wood need to be chipped.
 - f. Restoration of Jake's Lake Area: Don reported on the work estimate and cost estimate provided by Gary Frith to remove the new growth on the western edge of the pond, to replace the weed barriers and mulch in the five large areas, and to generally cleanup and beautify this showcase area of GNHOA. The initial cost estimate is \$3200. The Board reviewed the budget for this, and Brian offered to model this activity and other maintenance and improvement projects to be done in the future. Brian will report on finances for these activities at the June meeting for the Board to decide on the way ahead.
5. Dead Tree Removal Program: John reported that work is in progress and it is going well.
6. May Newsletter: Lisa reported that the newsletter has been sent. All applauded Lisa.

New Business:

1. Shred-It Day: This event needs to be re-scheduled.
2. Spring Clean-Up: This event is now re-scheduled for June 13-14.
3. Proposed Change to Covenant Enforcement Rule: Bob explained his proposal to change the covenant enforcement rule for overnight parking on the street to be a “nine cumulative days to fine” instead of the standard “ninety days to cure” policy. He wrote the proposal and sent to all for review prior to the meeting. Bob Dahl noted that it might be better to allow more time, perhaps twelve cumulative days. Also, it might be best to tailor the rule for each filing. Mark noted that the county might actually allow overnight parking on residential streets and thus the GNHOA covenant may be invalid and illegal. John said he will check with the lawyer on this before we proceed with further discussion.

Topics from the Floor

None

Next Board Meeting: The next Board meeting will be **Wed, June 3, 2020** via telecon.

Adjournment: The meeting was adjourned at 8:25 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA