

**GNHOA BOARD MEETING MINUTES**  
**October 7, 2020**

**Board Members Present:** John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Bill Goettlicher, Lisa Cole, Andy McNabb and Bob Dahl.

**Board Members Excused:** Carroll Clabaugh and Don Richardson.

A quorum was present.

**Meeting Location:** The meeting was held via Zoom teleconference.

**Opening Remarks:** The meeting was called to order at 7:01 pm by President John Rickman.

**Minutes (Bob):** The minutes of the September 2, 2020, meeting were approved with one change.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through end-of-month September 30, 2020.

- a. Checking Account balance: \$58,584.45. Savings Account balance: \$131,425.04.
- b. Continuing processing of July 2020 payments for standard HOA items plus tree removal services.
- c. Distributed 83 second notices for July 2020 billing to accounts not yet paid as of Sep 10, with \$10 late charges applied - mailed on Sep 16. Received around 20 payments so far; ~64 still outstanding (higher than typical at this point in cycle). Includes 2 accounts not paid on tree services from July.
- d. Confirmed with GFL that there will be no unplanned service fee increase requests for Trash and Recycling at 2021 renewal. No budget adjustments needed for upcoming year.
- e. Transferred \$6,037.50 in Stormwater Maintenance funds for Jul 2020 billing cycle to Savings account. Transferred \$41,055 in Special Assessment Stormwater Repair funds for Jul 2020 billing cycle to Savings Account.
- f. Added Oct 2020 tree service (phase 2) income and expense numbers to 2020-2021 budget. Paid Tree Hoppers \$13,616 for services provided (Oct expense). Set up homeowner item charges and distributed statements to 26 homeowners in early Oct.
- g. Completed all financial transactions and reconciliations for 2019-2020 fiscal year ending Sep 30.
- h. GNHOA currently has ten overdue accounts and two liens remain outstanding for accounts #3039 and #8004.

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

**Webmaster Report (Bob Dahl):** Bob reported that he posted minutes and the news item on the Annual Meeting. He paid for the next 10 years for the web site, and discussed a new user interface for email.

**Alert System Manager Report (Lisa):** Lisa reported there were no alerts sent this past month.

**Welcome Packages Report (Lisa):** Lisa mailed six Welcome Packages this past month.

**NEPCO Report (Bob):** Bob reported that the past NEPCO meeting featuring guest speaker Scott Cutherbertson, Executive Director of the El Paso County Dept of Public Works, was very informative. He will address HOA stormwater drainage at a future meeting. Bob sent highlights of the meeting to the Board. The next NEPCO meeting is scheduled for 14 Nov and the County Commissioners for Districts 1 and 3 have been invited to speak on county issues.

**ACC Reports:**

Filing 3 (vacant): Bob reported that he mailed the first notice of violation to two homeowners for trash container visibility and to one homeowner for a trailer stored on the lawn. He mailed the second notice of violation to one homeowner for unsightly conditions. He approved a deck renewal at 15045 Copperfield Dr. The post-third-notice issues at 15130 Copperfield and 15210 Steinbeck have been resolved.

Filing 4 (vacant): Bill reported no activity this past month.

Filing 8 (Andy): Andy reported no activity this past month.

Filing 9 (vacant): Carroll reported no activity this past month.

**Old Business:**

1. Landscaping and Maintenance Report: Don submitted a report on the following:  
Restoration of Trail Steps Near Dam: These are the outside stairs leading from the Pristine Loop trail up to the Beaver Dam cross over. There has been no action regarding the potential Eagle Scout project. This staircase is deteriorating rapidly, and it is a lawsuit waiting to happen. This should be the Board's focus of main effort with whatever discretionary funds we can spare. Don and Bob visited the sight several weeks ago with Mr. Steve Stadler (Board Member and a Director for the CO Trail Foundation). Steve had a unique solution which is best discussed at the site, but, in simple terms, he suggested we just get rid of the stairs entirely, and simply cut a long, slowly descending (about 8 degree slope) trail into the side of the hill on our property behind the homes. It would be about a 150 ft long trail. We need to walk the terrain to appreciate the solution. The estimate Don requested from Gary Frith for removing and replacing the current stairwell is \$2500 and does not include materials. Pressure treated timbers or railroad ties would add over \$500, so we are looking at a minimum cost of likely over \$3,000.
2. Storm Water Drainage Corridor Damage Repair: John reported that Bill Sieck should be available in a couple weeks to be present when Donala cleans 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.
3. Wooden Signpost Replacement: We are still waiting on a response from the county. This topic is closed until a response from the county is received.
4. Second Tree Removal Program: John reported there were 26 homeowners who participated in the second phase of this project.
5. Baptist Road Sound Wall Repair: John reported that the quote for this repair is \$575. He will order the repair work to be done.

### **New Business:**

1. 2020-2021 Budget Approval (Brian): Brian presented the draft budget for Oct 2020 through Sep 2021 with no changes from the draft he presented for Board review at the meeting in September. A motion was made and seconded and the Board voted unanimously to approve the budget as presented.
2. Review of Annual Meeting Presentation (John and Brian): John and Brian presented the briefing charts for review and discussion by the Board for use at the Annual Meeting to be held October 21 at Antelope Trails. The Board discussed the charts and some changes were made. The consensus was that the briefing was more concise and presentable than in the past. The Board believed the many photos were a big improvement.
3. Zoom Subscription (John): John suggested that the Board subscribe to Zoom instead of using a member's private subscription for GNHOA meetings. The cost would be \$14.99 per month on a month-to-month basis. A motion was made and seconded and the Board voted unanimously to subscribe.
4. Request for 3<sup>rd</sup> Notice of Violation Letter (Bill): Bill showed photos and described the lawn at 15519 Jessie Dr. that has been unattended for years and is in an unsightly condition violating the covenants. A motion was made and seconded and the Board voted unanimously to send a 3<sup>rd</sup> notice of violation to the homeowner.
5. WayGreen Service Removal for Delinquent Homeowners (John): John stated that it did not seem appropriate to have GNHOA finance WayGreen recycling service (an option for homeowners) for those homeowners who have not paid their assessment fee to GNHOA. John suggested the Board needs a new policy for these situations. He asked the Board to think on this issue for discussion and a decision at the next Board meeting.

### **Topics from the Floor**

1. There were no topics from the floor.
2. Next Board Meeting: The next Board meeting will be 7:00 pm **Wed, November 4, 2020** via Zoom videoconference.
3. Annual Meeting: The Annual Meeting will be held Wednesday, October 21, 2020 at the Antelope Trails Elementary School gymnasium. Road-side signs announcing the meeting will be placed at the entrances to the GNHOA area.

**Adjournment:** The meeting was adjourned at 9:06 pm.

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

//signed//

Robert L. Swedenburg  
Secretary, GNHOA