

GNHOA BOARD MEETING MINUTES
April 8, 2020

Board Members Present: John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Tina Dudley, Carroll Clabaugh, Lisa Cole, Don Richardson, Andy McNabb and Bob Dahl.

Board Member Excused: Bill Goettlicher (due to telecon issues).
A quorum was present.

Meeting Location: The meeting was held via telecon.

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

Minutes (Bob): The minutes of the March 4, 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 March 31, 2020.

- a. Checking Account balance: \$108,003.38. Savings Account balance: \$35,229.42.
- b. Printed and mailed 87 statements for accounts with no payment completed for Jan cycle.
- c. Processed 410 of 483 (85%) assessment/trash payments and 226 of 272 (83%) recycling service payments for Jan 2020 billing cycle as of 31 Mar 2020.
- d. Highest balance delinquent account #4108 paid off at home sale; lien released and approximately \$1150 balance paid to GNHOA.
- e. Received second payment for full amount for account #4130. Lien to be released.
- f. Lien filings completed for accounts #3096 and #4106.

Brian then reviewed the income and expenses for March 2020.

Brian's report shows 17 delinquent accounts and 6 overdue accounts with liens filed.

Webmaster Report (Bob Dahl): Bob reported that he made some content changes on the web, he is maintaining the tree removal program notice and the email at trees@gnhoa.com, and he changed the Shred-It Day announcement to state it has been postponed.

Alert System Manager Report (Lisa): Lisa reported that she sent two alerts this past month and will send another on the postponement of the Shred-It Day event.

Welcome Packages Report (Lisa): Lisa reported there is one new resident this month, but the Welcome Package was not delivered due to social distancing.

NEPCO Report (Bob): Bob reported that the March 14 NEPCO meeting was cancelled due to the virus situation. The next NEPCO meeting would be May 2 but is undetermined at this time.

Landscaping and Maintenance Report (Don): Don reported on the following:

- a. His meeting with Gary Frith confirmed that Gary is the best option for the mowing work, and he will continue at the same cost as last year. He will report his work to Don and he will bill directly to Brian. Also, Gary is willing to expand his work to do shrub trimming, weeding and mulching for the GNHOA landscaped areas on an hourly rate plus materials basis. The Board asked Don to write a short contract for Gary's work.
- b. Don explained the discussion he had with a resident who wants to cut and trim trees on the east side of Jake's Lake near his property. The Board agreed and asked Don to identify the specific trees and to explain in an email to the resident that the resident assumes all risk.
- c. The drainage ditch on the east side of Gleneagle Drive between Jessie Drive and Jake's Lake has some dead Cottonwood trees and a lot of underbrush. This is unsightly and also causes road flooding during heavy rain. John and Don agreed to meet with the Treehoppers person and discuss cleaning up this ditch to be functional and attractive.

ACC Reports:

Filing 3 (vacant): Bob approved a roof replacement at 64 Seagull Circle, and approved corner fence segments at 15355 Pompeii Square. He also sent a warning letter on overnight parking to two homeowners and a letter on an unsightly dead Christmas tree in the yard.

Filing 4 (vacant): Bill stated he had nothing to report on ACC, but that he submitted a work request to the county to repair the broken curb on the corner of Gleneagle Dr. and Jessie Dr.

Filing 8 (Andy): Andy approved a house painting at 15570 Desiree Dr. and a house painting at 15505 Desiree Dr. John stated that he will send another warning letter to the homeowner who has multiple unlicensed vehicles in his yard and driveway.

Filing 9 (vacant): Carroll stated that he had nothing to report on ACC, but that he submitted a service request to the county to repair some curbs and gutters.

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. Wooden Signpost Replacement: John reported that we are still waiting on a response from the county.
3. Dead Tree Removal Program: John reported that 28 residents have responded to date with 1-8 trees per resident. He is working on the details of the contract.
4. May Newsletter: John asked everyone to get their inputs to Lisa by the end of April.
5. Spring Clean-Up: This event is now tentative for May 16-17 due to the virus.

New Business:

1. Shred-It Day: John stated that this event which was to be April 18 has been rescheduled for a future date to be determined by the virus situation.
2. Beaver Pond: Treehoppers removed one fallen tree and cut down one more that was threatening to collapse near the dam below the lower detention pond, but the beavers are

still busy building dams. Two residents removed some material from one of the dams to lower the water level, John suggested we could have the beavers trapped and removed. He will contact Fish & Wildlife on this.

Topics from the Floor

1. Covenant Violations: Lisa described the line-of-sight obscuration problem at the stop sign at the intersection of Jessie and Copperfield across from the school. This hazard could result in an accident or injury and is due to the growth of shrubbery at the stop sign corner lot. The covenants need to be researched on this, and possibly a county ordinance would apply.
2. Handling Homeowner Payment Problems: Andy wondered how the Board would address potential problems with homeowners unable to pay their assessments due to a loss of income from the virus situation. Brian responded that there have been none so far, but if one occurs he would work with the homeowner to develop a payment plan.

Next Board Meeting: The next Board meeting will be **Wed, May 6, 2020** via telecon.

Adjournment: The meeting was adjourned at 8:47 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA