

GNHOA BOARD MEETING MINUTES
July 8, 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. Also attending was homeowner Scott Brunton.

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 7:04 pm by President John Rickman.

Minutes (Bob): The minutes of the June 3, 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 June 30, 2020.

- a. Checking Account balance: \$72,122.68. Savings Account balance: \$35,232.93.
- b. Processed 466 of 483 assessment/trash payments for Jan 2020 billing cycle.
- c. Completed annual Cleanup Day activities; total cost \$2477.85.
- d. Completed payment to Tree Hoppers for GNHOA common area work and homeowner tree cutting; homeowner service funds will be replenished after July invoices with payments. GNHOA tree removal expenses were \$6,069.
- e. July invoice statements will be sent to homeowners the week of July 6.
- f. Two liens remain outstanding for accounts #3039 and #8004.
- g. Currently have one overdue account #4102.
- h. Budget analysis shows potential for about \$1500 yet available this fiscal year

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

Webmaster Report (Bob Dahl): Bob reported that he made content changes, posted meeting minutes, posted Shred-It Day and removed older posts on the web. He will add the Green Thumb Award review date.

Alert System Manager Report (Lisa): Lisa reported that she sent one alert this past month concerning Cleanup Day. She will send out a reminder for Shred-It Day.

Welcome Packages Report (Lisa): One Welcome Package was sent this month.

NEPCO Report (Bob): Bob reported that the next NEPCO meeting would be a Zoom video conference on 11 July. The primary briefing will be an update on all the new developments that have been reviewed by the NEPCO Transportation and Land Use Committee.

ACC Reports:

Filing 3 (vacant): Bob reported that he denied a request for a white house painting, denied a request for a blue-green house painting, denied a request for a sunroom and denied a request for a shed. He approved a new patio and steps replacement at 15225 Steinbeck, approved new shrubbery at 64 Seagull, approved a deck pergola at 15145 Copperfield, approved a house painting at 15310 Copperfield, and Lisa approved a landscaping change at 15310 Pompeii. Bob also replied with a "no action" to a capricious complaint from a disgruntled homeowner. Bob also sent a 1st notice of violation letter to a resident on obstruction of an intersection and sent 1st notice of violation letters to 15 homes regarding trash containers visible from the street. Bob also sent 2nd notice of violation letters to a homeowner regarding structure maintenance, to a

homeowner regarding unsightly conditions, and to a homeowner regarding trash containers visible from the street and the neighboring property.

Filing 4 (vacant): Bill reported that he approved a new roof at 15325 Jessie, approved a fence at 15282 Jessie, approved a house painting at 15425 Paddington and approved a house painting at 15430 Paddington.

Filing 8 (Andy): Andy reported that he sent the 1st notice of violation to a homeowner regarding unsightly conditions.

Filing 9 (vacant): Carroll reported that he approved a fence at 14735 Pristine and approved a stone wall at 14715 Pristine.

Old Business:

1. Noxious Weed Control: Mark reported that after the weed spraying was completed, he asked Front Range Arborist to give a new estimate on what it would take to completely spray the area next year based on what they learned this year and if we cut down the old teasel. Their estimate for the East side was 22 hours. Thus, we may need to budget around \$5000 next year (vs \$3000 we spent this year). Mark stated that, at a minimum, we will need to cut down any dead teasel this fall. This should allow them to get to more of the existing teasel in the spring. We will need to decide if and how we want to deal with cleaning around the willows.
2. Landscaping and Maintenance Report: Don reported on the following:
 - a. Gleneagle Ditch: Don stated that we need to clean up the ditch from the southeast corner of Gleneagle and Jessie to Jake's Lake. He will talk with Gary Frith.
 - b. Restoration of Trail Steps Near Dam: Don said there was no news yet from the Eagle Scout candidate on this potential project.
 - c. Don is having Gary Frith fill in the identified sinkholes along the sidewalk
 - d. Culvert Access Cover: John reported that the county has specifications for this, and he will get them.
3. Dead Tree Removal Program After-Action Report: John reported that this project was highly successful and the 36 homeowners that participated were very appreciative and happy with the work.
4. Clean-Up Day After-Action Report: John reported that the Clean-Up weekend was extremely busy, we filled all dumpsters, and we needed a second chipping day with all the slash. The signup for help worked great, and the Board discussed making a few changes for next year.
5. Shred-It Day: Brian reported that he has set up the postponed Shred-It Day for July 11, from 10:00 am to 12:00 noon at the school parking lot north side. Lisa will send an alert.
6. Storm Water Drainage Corridor Damage Repair: John reported that Bill Sieck will use a vacuum trailer from Donala Water 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.
7. Wooden Signpost Replacement: John reported that we are still waiting on a response from the county.

New Business:

1. Second Tree Removal Program: John reported that Tree Hoppers agreed to a second project this summer. The Board discussed this and agreed to send postcard notifications for sign-ups to all homeowners. The project schedule would be mid-to-late August.
2. Baptist Road Sound Wall Repair: John received information from the county agreement that shows maintenance for the south side of the wall is a joint responsibility of the homeowner and GNHOA. John asked the Board members to think about how we should divide responsibility for repair – or not.
3. Easement into Common Area from Diamondhead Court: John reported that no record of easement can be found.
4. Discussion of Request from Scott Brunton and Bill Goettlicher: John facilitated a discussion regarding a landscaping Bill approved to the consternation of the neighbor, Scott Brunton. Bill first described the history of the request and his approval process. Scott then described his concern that the mature size of the Blue Spruce was not taken into consideration and the mature tree will probably overlap his property. John then asked each Board member to give their opinion on the adequacy and completeness of the approval process. After each member voiced their opinion, John said that the consensus was that the process Bill used was proper and no change will made to the approval of the landscaping.
5. Green Thumb Award program: The dates for judging will be 18-19 July. The Filing Directors should let John know if they need a new award sign.
6. New Covenant Enforcement Rule: John briefly discussed the legal review of this document and said he will send his thoughts in an email to the Board and request the Board provide comments to John over the weekend.
7. Annual Meeting Location: John reported that Bethesda had withdrawn their offer of using their break room for this year's meeting due to COVID-19 restriction on who they allow to enter the building.

Topics from the Floor

1. Little Library for Filing 9: Carroll stated that a homeowner wants to install a Little Library as a tribute on the property of a resident who recently passed. He wanted to know what the Board thought of this. Bob reminded the Board that this came up a couple years ago and the Board decided to review each request on its own merit, however, at that time the Board felt that the common area was the only place for a Little Library – not on private property. Discussion ensued as to whether having those on GNHOA property was preferable to having it in a homeowner's yard where the homeowner could maintain it and monitor its use. The presence of at least one other Little Library in the area was also noted. No decision was reached. Carroll said he would discuss the issue further with the homeowner who brought up the idea.

Next Board Meeting: The next Board meeting will be **Wed, August 5, 2020** venue TBA.

Adjournment: The meeting was adjourned at 9:00 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA