

GNHOA BOARD MEETING MINUTES
December 01, 2021

Board Members Present: John Rickman, Mark Keller, Brian Bleike, Andy McNabb, Blair Dinkins, Carroll Clabaugh, Bill Goettlicher, Bob Swedenburg, Lisa Cole, Bob Dahl, Don Richardson.

Guests Present: Bill Hoffmann

Board Members Excused: Tim Marburger

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Election of officers: The election of officers for the Board was approved.

Minutes (Andy): The minutes of the November 10th, 2021, meeting were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of November 2021. This is a short summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$60,073.26. Savings Account balance: \$168,020.64.
2. Brian reported 94% of payments received for assessments.
3. Delinquent account status:
 - a. No additional payments received since late Oct on account 8113; monthly payments were agreed to continue through Dec. Emailed homeowner about payment plan and received response about personal challenges; homeowner agreed to continue with regular payments.
 - b. Brian sent delinquent account and recycling discontinuation warnings to accounts 7009, 3011, 7006, 8023, 8026 as approved by Board in November; letters mailed on Nov 29.
 - c. Account 8004, which is the highest balance delinquent account at over \$2,100, is on the market and may be sold soon based on John's discussion with realtor.
4. Trash/Recycling Contract Update:
 - a. John relayed the final terms of the proposed 5 year contract negotiated with GFL and noted the protection afforded by a cap on price increase of 5% per year, should CPI exceed that amount. John also noted that GFL agreed to all the changes we requested and will provide all the required service elements the HOA requested.

- b. Brian went through the selection analysis and billing analysis spreadsheets which showed that GFL provided the best proposal to meet the needs of the HOA. While the pricing of the other bidders were similar, the other proposals did not meet the HOA requirements or had questionable contract terms. After analysis of the proposals, GFL was the clear winner in terms of price and service requirements.
 - c. Brian also discussed the use of the excess fund that have been collected over several years of approximately \$26 per homeowner and proposed refunding that through a credit to homeowners of \$5/year for the 5 year contract.
 - d. Bob moved to approve the contract. Don seconded the motion. The Board unanimously approved the contract.
 - e. Bob moved to approve the pricing schedule for the next five years. Lisa seconded the motion. The Board unanimously approved the pricing schedule.
 - f. Brian asked the board to approve the trash and recycling budget for next year in light of the approved contract and pricing schedule. Mark motioned, Bob seconded. The motion was unanimously approved.
 - g. John noted that he and Brian will need to write a summary to put on the website to inform homeowners of the contract and pricing.
5. Financial Review Update:
- a. Brian found a potential candidate to do the required financial review from a nearby HOA. The board reviewed the proposal sent from the candidate and unanimously approved hiring the candidate to perform the review.

Brian also reviewed checks, deposits, income, and expenses for November 2021.

Webmaster Report (Bob Dahl):

- Comcast Email Blocking:
 - Bob and John reported recurring problems with Comcast blocking the GNHOA email. Bob contact Comcast who stated they were not blocking the server IP address. Bob will continue to troubleshoot and the issue does not seem to be affecting all accounts. It's unclear why this issue keeps happening.
 - John and Brian noted that this would be an issue with plans for a resident HOA email distribution system as well as implementing the ability to utilize email for electronic billing. Bob said he would explore options and do additional troubleshooting.
- Website Updates:
 - There were no significant updates to the website, however Bob was preparing to post Golden Lights winners and the GFL contract details once those are known and confirmed.
- Email Usage:
 - Currently at 55%

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

Welcome Packages Report (Lisa): Lisa sent two Welcome Packages last month.

Newsletter (Lisa): The next newsletter is scheduled for this month.

NEPCO Report (Bob):

- The November 13th meeting had two county commissioners who spent most of their time talking about the state of county roads. They intended to try to get additional funds next year to improve roads, which are deteriorating.
- Bob noted that the next NEPCO meeting is January 22, will feature the county code enforcement supervisor who will talk about county code enforcement.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - None

Filing 4 (Tim):

- Complaints / Violations:
 - None
- Requests / Approvals
 - 15222 Paddington – Approved a fence

Filing 8 (Andy):

- Complaints / Violations:
 - 15950 Holbein – 2nd Letter – Dead Tree on Property
 - 15435 Curwood – 2nd Letter – Vehicles parked in the street
- Requests / Approvals:
 - None
- Filing 8 Covenant Change Effort:
 - Keli Hansen, the amendment sponsor, was not in attendance, but John noted that no email responses were received this month.

Filing 9 (Carroll):

- Complaints/Violations:
 - Answered several questions and concerns about the covenants.
- Requests / Approvals:
 - None
- Carroll also noted that he received reports of a beaver having moved back into one of the ponds in his filing. This will be confirmed and action taken as appropriate.

Old Business:

1. Landscaping and Maintenance Report (Don):
 - i. General Cleanup & Maintenance:

- i. Don updated the board on plans and preparation for winter maintenance.
2. Storm Water Damage Repair Update (Mark & Bill):
 - i. Mark relayed that work is proceeding slowly, currently the contractor is digging out the retention pond and staging the removed dirt so that it can dry before being reutilized.
3. Discussion of 2021-2022 improvement projects
 - i. Brian briefed the board on the improvement project spreadsheet and asked if the board had any inputs or changes, including prioritization based on standard impact and urgency criteria. The board like the clarity of the spreadsheet and discussed some of the items and will continue to discuss priorities in the future as funding becomes clearer.
4. Signpost Replacement Agreement (Bob)
 - i. Bob reached out to Sanctuary Point, which uses the same 6x6 signposts. Bob received four names and phone numbers for contractors who can do the work – one contractor is interested, one is possibly interested, one is not interested and the fourth could not be reached.
 - ii. Bob suggested waiting until January and then putting together a committee to solicit and evaluate proposals and consider the structure and timing of the proposals and work.
5. Golden String Lights Dates (John)
 - i. John noted he has extra signs for the ACC's if they need them and reminded ACC's that they need to collect the names and addresses.
 - ii. Brian asked about which gift cards to purchase and the board decided Amazon would be the best option like last year.
6. December Newsletter (Lisa)
 - i. Lisa noted the newsletter was sent to the printers and should be arriving in people's mailboxes soon.

New Business:

1. Annual Hayride (Lisa)
 - i. Lisa briefed the board on the plan for the annual Hayride, which is coming back this year on December 19th. Lisa is coordinating and planning for the hot chocolate and other activities.

Topics from the Floor:

1. Lisa noted a neighboring neighborhood had a new entrance sign made and asked if anyone knew the contractor who did it.
2. Lisa also asked about paint to touch up one of the HOA entrance monuments near Jake's Lake. Don stated he will evaluate the sign and may have paint available to touch up the sign.
3. Lisa relayed that Wescott Fire will do the community firetruck drive with Santa event on December 18th.

4. Carroll asked about funds for a holiday gift for the trash service personnel. John stated he will coordinate that using the same plan as last year.
5. Bob thanked the Blair for following through on the covenant violation process and also John for running an effective violation hearing.

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, January 5th, 2022.**

Adjournment: The meeting was adjourned at 8:15pm.

Approved by a majority vote of the Board of Directors on January 12th, 2022.

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Andrew P. McNabb
Secretary, GNHOA