

GNHOA BOARD MEETING MINUTES
May 1, 2024

Board Members Present: John Rickman, Brian Bleike, Lisa Cole, Bob Dahl, John Horvath, Andy McNabb, Bill Goettlicher, Bob Swedenburg, Blair Dinkins, Tim Marburger, Rich Johnson, Don Richardson

Guests Present: None

Board Members Excused: Carroll Clabaugh

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

Opening Remarks: The meeting was called to order at 7:02 pm by President John Rickman.

Meeting Minutes: The April 2024 meeting minutes were approved.

Treasurer's Report (Brian):

1. Checking Account balance: \$88,441.46. Savings Account balance: \$83,335.17.
2. Brian is processing payments for the January 2024 billing cycle, with approximately 95% complete at the end of April.
3. Delinquent account status:
 - a. Large balance on account 7008 is due to pending covenant violation fines which continue to be applied weekly; fines to be waived if required updates are completed by Jun 30.
 - b. Received full payments for 5 of the 13 accounts that were delinquent as of the April Board meeting, with 8 delinquent accounts remaining as of April 30th.
 - c. Sent delinquent account warning letters/emails to 10 homeowners in mid-April, as approved by Board in the April meeting, with payment or a payment plan due by May 17th. 3 of the 13 delinquent accounts approved for delinquent letters were paid prior to warning letter distribution.

Webmaster Report:

1. Resident Directory
 - a. The HOA has received 231 responses for the GNHOA Resident Directory, which is 48% completion. Of those, 30% have selected email, and 36% email content delivery.
2. Website Activities
 - a. Bob updated the Board on website updates, including the chipping event and spring cleanup weekend. Bob also made other updates to the site.

- b. Bob updated the FAQ but is having an issue with a duplicate link that cannot be deleted. He is working to resolve the problem.
3. Email Server
 - a. Bob updated the Board on email status which is good.

Alert System Manager Report (Lisa): No alerts were sent.

Welcome Packages Report (Lisa): Four welcome packages were delivered this past month.

NEPCO Report (Bob):

1. Bob briefed the Board that the upcoming NEPCO that will be on May 11th and cover legislative developments at the state level that affects HOAs.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15130 Copperfield – landscaping Approval
 - 97 Seagull Circle - landscaping Approval

Filing 4 (Tim):

- Complaints / Violations
 - 15204 Paddington Cir - yard violation: no reply to letter but are making an effort to remedy.
 - 15375 Jessie Dr - yard violation: no reply to letter, no effort to remedy - a second letter will be sent in May.
 - 15375 Paddington Cir - boat in driveway: replied with request for two months to move - request denied a second letter will be sent in May.
 - 15415 Holbein Dr - yard violation: no reply to letter, no effort to remedy - a second letter will be sent in May.
 - 15519 Jessie Dr - yard violation: no reply to letter, no effort to remedy - a second letter will be sent in May.
 - 15527 Jessie Dr - yard violation: no reply to letter, no effort to remedy - a second letter will be sent in May.
- Requests / Approvals
 - None

Filing 8 (Andy):

- Complaints / Violations:
 - None
- Requests / Approvals:
 - 15425 Desiree – Approved landscaping and paint

Filing 9 (Carroll):

- Complaints / Violations

- None
- Requests / Approvals
 - None

Landscaping and Maintenance Report:

1. Area Maintenance
 - a. Common Area Spring Cleanup & Maintenance: Don briefed the Board on the plans for the common area cleanup including around Jake's Lake, the HOA entrance features, the drainage ditch on the east side of Gleneagle, mulch on the playground, slash and debris on trails. Total cost would be \$4,254, which is within the expected budget. To add breezeway to the trails would be another \$4,280. This item will need to be prioritized against other priorities and needs.
2. Holbein Drive Drainage Clearing & Repair
 - a. Don got a quote for fixing this problem for \$4,000. The Board unanimously approved funding this project.
3. Alcott Ct Sidewalk Repair
 - a. Don got the first bid for this project which was \$5,500. Don is waiting for two more bids. Don will email the Board when the other bids come in.
4. Alcott Ct Dead Tree Removal
 - a. Don noted that this project will be approximately \$2,000-2,500 due to the difficult access issues. Don will get an updated bid from Paul at Treehoppers.
5. Drainage Pipe Repair
 - a. John briefed the Board that this project is complete and was well done.
6. Signpost Replacement
 - a. Bob sent out a summary to the Board prior the meeting summarizing the current status of all the signposts in the HOA. Bob briefed the Board on a summary of the survey for what would be required to bring all posts up to the HOA standard. The estimated cost would be approximately \$16,000 based on costs from the previous contractor.
 - b. The Board discussed how to fund this project with the possibility of utilizing funding over two fiscal years with work to potentially start around October 2024. Bob will contact contractors to get updated pricing/bids.
7. Algae Management
 - a. Tim noted during dye application that a significant amount of water exits the underdrain at the bottom of Jake's lake to the lower lake which contributes to the algae problem. Tim recommends shutting off the subsurface drain so that Jake's lake drains over the spillway to see if that helps with the problem. John will contact Bill Seick to see how to do that.

Improvement Projects:

1. Gleneagle Drive Drainage Clearing
 - a. The Board discussed this project but did not decide to move forward on it at this time.

2. Filing 3 Entrance:

- a. Lisa briefed the Board on her research on vinyl wraps – she noted it’s \$100 to get a quote. She also discussed the potential for what looks like an attractive air conditioner shroud. She is also getting bids from landscaping companies for beautification options using plants and a large stone.

Old Business:

1. Resident Directory

- a. John updated the Board on the progress, which is ongoing, but with no significant updates.

2. Short-Term Rentals – Potential Covenants Change

- a. John passed on that legislation mentioned in previous meetings did not materialize. He will talk to the HOA lawyer about next steps.

3. Shred-it Day – April 20th

- a. This event was successful and John thanked those who participated and organized the event.

4. Chipping Day – May 18th

- a. John asks for Board attendance to assist with this event.

5. Clean-Up Weekend – June 8th and 9th

- a. Lisa sent out a sign-up link, and Board members are encouraged to attend.

New Business:

1. Newsletter

- a. Newsletter inputs due by this Friday.

Topics from the Floor:

1. Andy brought up the topic of a resident’s desire that the HOA enforce Pikes Peak Regional Building Department codes and stop work orders. Previously during the month, Andy and John concurred that the HOA has no legal authority to enforce county ordinances or building department orders. The general sense of the Board is that HOA authority does not extend to enforcing the rules and regulations of other organizations.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, June 5th, 2024.

Adjournment: The meeting was adjourned at 8:50 pm.

//signed//

Andrew McNabb
Secretary, GNHOA