

GNHOA BOARD MEETING MINUTES
November 1, 2023

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

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 7:00 pm by President John Rickman.

Election of Officers: The following Board Officers were approved by acclamation.

- President: John Rickman
- Vice President: John Horvath
- Treasurer: Brian Bleike
- Secretary: Andrew McNabb

Meeting Minutes: The October 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through October 2023. This is a summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$67,634.93. Savings Account balance: \$82,373.62.
2. Brian continued processing payments for July 2023 billing, which was approximately 91% complete at the end of October.
3. Delinquent account status:
 - a. Account 3011 & 4121 – The HOA released the liens in mid-October.
 - b. Accounts 4147 is still in delinquent status - no responses from the homeowner after several statements and warning letters.
 - c. Account 4112 – Received a partial payment with the remainder expected by late November.
 - d. Accounts 3123, 8077, 4115 are delinquent as of Aug 31. Brian is preparing delinquent account warning letters, as previously approved by the Board.
4. Brian completed the end-of-fiscal-year filings, recordings, and related activities. Records are maintained for five years.
5. Brian is still working on some QuickBooks Online data and form improvements to prepare for the January 2024 billing cycle.

6. Brian also reviewed checks, deposits, income, and expenses for October 2023 and answered questions from the Board.

Webmaster Report

1. Website Activities
 - a. Bob has been tracking the response for the contact cards that were sent out. Bob noted that about 25% of residents had responded with the requested info. Bob recommended sending out another notice next month. Lisa will post the URL on the GNHOA Facebook page.
 - b. Comcast Email Issues:
 - i. Bob submitted another ticket, and Comcast claims the problem is resolved. So far, there have been no reports of further issues. Bob asked board members to send him any kickbacks or errors members received.
 - c. Bob also briefed the Board on website changes.
2. Annual Meeting Minutes: The Board approved posting the draft annual meeting minutes on the website.
3. Email Server
 - a. Current Email Server Usage is within norms.

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

Welcome Packages Report (Lisa): No welcome packages were delivered this past month.

NEPCO Report (Bob):

1. The next meeting is on November 11th with County Commissioner Holly Williams as the guest presenter. The NEPCO asked Commissioner Williams to address the following areas – land use, water, and roads.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15225 Jessie – 1st Notice for multiple issues
 - 15295 Jessie Update: Blair briefed the Board on developments with the property management company, which has still not resolved the issues. The Board discussed continued fines, but part of the issue is that the property management company is passing fines along to the rental tenant. Communication with the rental tenant is difficult due to a language barrier. The Board also discussed a potential lien. After discussion, the Board unanimously approved the following:
 - Continuing \$100 weekly fines.
 - Filing a lien for nonpayment of fines.
- Requests / Approvals
 - 15045 Copperfield – Approved Solar

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
 - 15410 Desiree – Barking dog in front yard at odd hours – I could not verify the complaint, but sent a letter to the homeowner informing them of the complaint.
 - 15425 Curwood – 2nd Notice – Dead tree
 - 15950 Holbein – 2nd Notice – Unsightly/unkept yard
- Requests / Approvals:
 - 15740 Holbein – Approved landscaping

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance
 - a. Don updated the Board on area maintenance. Specifically, he discussed a plan to get an estimate regarding the Jessie drainage project.
 - b. Don also said he will take care of the erosion under the footbridge in the common between Jessie and Alcott. Andy volunteered to assist
 - c. The HOA is still waiting on Treehoppers for an estimate to remove a tree near Alcott.
2. Snow Removal
 - a. No updates to snow removal – the first snow of the season was not significant enough to pay for removal this past month.
3. Underdrain Update
 - a. John briefed the Board on the previous meeting with Bill Hoffman regarding the location of underdrains and where they exit.
 - b. John also noted that the HOA can find no legal claim of ownership for the underdrain system. Most of the system is underneath public streets and private property, with no agency responsible for its maintenance, including the HOA. Therefore, the Board will look to take action to fix the broken pipe under HOA property and is still looking will get bids for this work.
4. Ponds and Algae
 - a. The current plan is to use the valve as needed to float the algae off as needed. For now, nothing further needs to be done until the spring.

Improvement Projects:

1. Project Review:

- a. Brian noted that some projects had updated estimates for costs but was otherwise unchanged.
2. Trail Enhancement:
 - a. Don proposed moving forward on the project of adding breeze to stabilize the trails near Pristine, Copperfield, and Jessie with an estimate of \$3,200. The Board discussed the details and then unanimously approved the expenditure.
3. Filing 3 Entrance:
 - a. John Horvath is still running down the ownership of the utility boxes. The Board further discussed options, including plants that are tall but don't require deep holes for planting. Karl Foerster Feather Reed Grass was one suggested option.
4. Dog Poop Stations:
 - a. The Board again discussed this project, whether the stations are worth the cost, how useful they would be, and what locations would be best to locate them. The Board asked Tim to provide an updated cost estimate for the next meeting.

Old Business:

1. Filing 9 Covenant Amendment
 - a. John Horvath noted there are no significant updates currently.
2. Short Term Rentals
 - a. Due to time constraints, the Board is tabling this discussion until next month.

New Business:

1. Holiday Lights Tour
 - a. Lisa briefed the Board on the latest updates and said it would be included in the next newsletter. Lisa asked for other newsletter inputs before November 10th.
2. Good Neighbor Program
 - a. Bob submitted proposed wording for the Good Neighbor Recognition program for the next newsletter. The Board discussed the verbiage and suggested a few improvements.

Topics from the Floor: None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wednesday December 6th, 2023.

Adjournment: The meeting was adjourned at 8:45 pm.

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Andrew P. McNabb
Secretary, GNHOA