

GNHOA BOARD MEETING MINUTES
September 1, 2021

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

Guests Present: Scott Brunton.

Board Members Excused: Bob Dahl, Don Richardson

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Minutes (Andy): The minutes of the August 2, 2021, meeting were approved after a few suggested changes and corrections from the Treasurer.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of August 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 balances: \$76,700.79. Savings Account balances: \$177,147.59.
2. Delinquent account status:
 - a. Received payments for account 9030.
 - b. Received partial payment for account 4062 with Jul 2021 payment still pending (lien filing was pending; recycling cancelled in July).
 - c. Received two payments on account 4102 for full amount due, including current billing cycle.
 - d. Received Jul 2021 payment from account 9061.
 - e. Emailed account 8113 regarding continuation of payments from prior agreement - no response yet. Board of Directors had previously approved discontinuation of recycling and lien filing if payments did not continue on schedule; will move forward with next steps.
3. Status of Bank Account Conversion:
 - a. Resolved issue with FirstBank Checking account "activity fees" - received confirmation in writing that fees will not be charged in the future.
 - b. Closed Community Bank of Colorado (CBoC) Checking and Savings accounts; final balances moved to FirstBank accounts.
4. Financial Review Update:
 - a. Still no success finding one. Previous person no longer doing this work. Still looking for a CPA to perform this function.
5. Electronic Payment Update:

- a. Board supported the use of Zelle as an option for electronic payments.
 - b. Researching other options to potentially provide credit card payment as an option.
6. Draft 2021-2022 Budget Update:
 - a. Brian included a tab in the Treasurer's report with a draft budget for board member input.
 - b. Brian requested members submit ideas for any new expensed or adjustments to existing categories via email for review in September prior to October Board meeting and HOA annual meeting.
7. Trash/Recycling Contract Update:
 - a. Planning to get started on Trash & Recycling services request for proposal work in early September, coordinating with sub-team identified previously.

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

Additionally, Brian went over the current annual budget and how it is tracking for the remainder of the fiscal year. The income side is as expected. We had extra expenses in the mowing & grounds budget item – all other items are tracking as expected within expected norms. The board discussed the mowing and grounds budget and the maintenance challenges this summer due to extra rainfall and unplanned expenses.

Correction of June Minutes:

1. Brian notice an error in the June meeting board minutes regarding a vote for action on delinquent accounts. After review prior to the meeting, all parties including the secretary acknowledge the error.
2. A motion to correct the June meeting minutes was approved by unanimous vote.

Webmaster Report (Bob Dahl): Bob was absent from the meeting, but provided the following inputs prior to the meeting:

- Website Updates:
 - Added a special page to the website for the filing 8 amendment proposal, it's only available to those who are provided the correct URL.
 - Posted the August newsletter to the website
- Security Certificate: The security certificate for the website was added.
 - Researching how to force all users to the secure website
 - Noticed some inconsistencies depending on browser/platform used
 - For both the gnhoa.com and our email site, if board members notice a non-secure connection, you can use <https://gnhoa.com> and <https://mail20.ezhostingserver.com/interface/root#/login> to force a secure connection
- Secure Emails Logins: Another reminder to board members to utilize secure email and website logins.
 - The old rmarks@gnhoa.com email address was retired for the webmaster POC. Bob can continue to be reached at webmaster@gnhoa.com or rdahl@gnhoa.com

- Overall disk usage is at 57%. The four largest users are:
 - Treasurer, Filing4ac, Filing3, Filing8

Alert System Manager Report (Lisa): There were two alerts sent this past month.

Welcome Packages Report (Lisa): Lisa sent seven Welcome Packages last month. 15475 Copperfield has changed ownership and the GNHOA was not notified because it was a private sale. The relevant accounts will be updated to reflect this.

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

NEPCO Report (Bob): Bob updated the board on the controversy and opposition to planned construction of large warehouses off of Old Denver Road, which would generate a lot of 18-wheeler traffic.

- The next NEPCO meeting is 11 September the subject will be water issues with guest speakers from the local water districts.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15115 Copperfield – 2nd Letter – Lack of yard maintenance.
 - 15295 Jessie – 2nd Letter – Lack of yard maintenance.
 - 15475 Copperfield – 1st Letter – Unapproved landscape changes and a certified letter regarding white house paint.
- Requests / Approvals
 - 15355 Copperfield – Approved solar panels.
 - Received a complaint from a homeowner regarding the road on Jessie and asked if he could do anything to improve the situation.

Filing 4 (Tim):

- Complaints / Violations: Nothing to report.
- Requests / Approvals
 - 15234 Paddington – approved a repaint
 - 15222 Paddington – Roof replacement
 - 15246 Paddington – Backyard landscaping work

Filing 8 (Andy):

- Complaints / Violations
 - 15510 Curwood – 1st Letter – Trailer parked on property.
 - 15450 Curwood – 1st Letter – RV parked on property.
 - 15420 Curwood – 1st Letter – RV parked on street.
 - 15550 Benchley – 2nd and 3rd Letters – Vehicles parked in yard.
 - 15445 Desiree – 1st Letter – Trailer stored on property.
 - 15455 Desiree – 1st Letter – Trailer stored on property.
 - 15425 Curwood – 1st and 2nd Letters – RV parked on street.

- 15505 Benchley – 1st and 2nd Letters – RV parked on street.
- 15950 Holbein – 1st Letter – Trailer stored on property. Property currently already has a lien for nonpayment. No communication from owners. Seeking board input on efficacy of continuing the violation process with 2nd and 3rd letters. Continued action approved by the board.
- 15565 Curwood – 1st Letter – Trailer and motorcycle stored on property. (Resent due to an incorrect address on the original notice)
- 15435 Curwood – 1st Letter – Vehicles parked on street.
- Requests / Approvals: Nothing to report.
- Covenant Change Update:
 - The proposal to change the filing 8 covenants to allow sheds as accessory structures, which is sponsored by owner Keli Hansen of 15420 Desiree Dr. is in progress and we are receiving and collecting responses.

Filing 9 (Carroll):

- Carroll noted a complaint from a homeowner regarding the green thumb awards and the fairness of landscaping done by the homeowner vs landscaping done by a company hired by the homeowner.
- Complaints/Violations: Nothing to report.
- Requests / Approvals: Nothing to report.

Old Business:

1. Landscaping and Maintenance Report (Bob and John):
 - i. General Cleanup & Maintenance:
 - i. Common area tree removal finished
 - ii. Playground mulch completed.
 - iii. Copperfield/Seagull stop sign was pulling apart. Bob put a splint on it to keep it stable for now. Bob updated the board on the attempts to work with the county to get permission to for the GNHOA to replace signs is ongoing and that progress is being made.
2. Storm Water Damage Repair Update (Mark Keller):
 - i. No change, the contractor is still medically restricted from work. However, work is supposed to start soon.
3. Resumption of In-Person Board Meetings (John):
 - i. Meetings will be held via Zoom for the foreseeable future due to the difficulty of finding a location that will allow it.
 - ii. For the annual meeting, we can use the Antelope Trails gym for \$90. The board discussed previous issues with this location including the projector and sound system and potential alternatives.
 - iii. Tentative date is October 18th. The board discussed the possibility of holding the meeting via Zoom instead of using the school. Most agreed that was a better idea for logistical reasons and also to get more homeowner participation.

- iv. The board decided to hold the annual meeting via Zoom. If enough homeowners come, John is authorized to purchase a higher-tier license to accommodate everyone.
- 4. Identification of 2020-2021 improvement projects
 - i. Filing 3 Entrance – Bob discussed potential courses of action for improvement/beautification of the Filing 3 entrance. The board discussed options, budget considerations, the need for xeriscaping due to the lack of irrigation, and how to hide the utility boxes – possibly with a fence. Bob will come up with a specific proposal for the board to consider at a future date.
 - ii. Gleneagle Drive Sidewalk between Jessie and Steinbeck: Mark proposed pulling out the existing rocks along the sidewalk, putting down weed block, and replacing the rock to control the persistent weed problem in that section.
 - iii. Tim noted that a neighbor near Jake’s Lake would be willing to purchase a pond bubbler if the HOA would be willing to pay for the electricity. Tim will work with the neighbor to develop a proposal for the board to consider.

New Business:

- 1. Covenant Summaries (All)
 - i. Lisa received all the corrections from the filing ACC’s but it still working on filing 9.

Topics from the Floor:

- 1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, October 6th, 2021.**

Adjournment: The meeting was adjourned at ????.

Approved by a majority vote of the Board of Directors on October 6th, 2021.

//signed//
Andrew P. McNabb
Secretary, GNHOA