

GNHOA BOARD MEETING MINUTES
February 2, 2022

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

Guests Present: Rob Hampson, Bill Hoffman

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.

Minutes (Andy): The minutes of the January 12th, 2022, meeting were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of January 2022. 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: \$76,086.79. Savings Account balance: \$101,872.78.
2. Delinquent account status:
 - a. Brian sent second delinquent account and lien warning letters to accounts 7009, 3011, 7006. No response was received from accounts 7009 & 3011. 7006 paid the delinquent amount and Brian cancelled recycling deactivation with GFL.
 - b. Brian noted the HOA received the scheduled monthly payments for account 8113 based on the agreed payment plan.
 - c. Brian noted that all mail to delinquent account 4099 home address is returned as undeliverable and that the USPS indicates the property is vacant. However, the county ownership records remain unchanged. Mark has been checking activity at the house occasionally and is not noting any. The board discussed options for what to do including the possibility of requesting a well-check from the County. Mark will continue to monitor the home.
3. Brian completed the annual GNHOA insurance renewal and set up payments. The total cost just under \$5,000.
4. Brian archived treasurer paper files for fiscal year 2020-2021. He is currently maintaining five years of paper files. Brian noted that he switched to conducting the annual filing organization on a fiscal year basis instead of the calendar year.
5. Financial Review Update: Brian initiated the GNHOA financial review with Stephen Backman of Backman Business Group in early January as previously approved by the Board. Brian provided the required documents and information but noted that work on

the review was delayed due to the service provider's schedule. Brian is currently waiting for status updates and any questions from Backman and will share all info with Board as soon as it is available.

6. Brian also reviewed checks, deposits, income, and expenses for January 2022.

Webmaster Report (Bob Dahl):

- Comcast Email Blocking:
 - No issues this past month, but Bob is continuing to monitor the situation.
- Website Updates:
 - Bob purged the old logo of the website and replaced it with the new image.
 - Bob pulled down the page regarding the proposed amendment to the filing 8 covenants, which was ended.

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

Welcome Packages Report (Lisa): Lisa delivered no Welcome Packages last month.

Newsletter (Lisa): The next newsletter is scheduled for February 2022.

NEPCO Report (Bob):

- Bob relayed that the County Code Enforcement Officer for our region was at the last NEPCO meeting in January. The Code Enforcement Officer described the code enforcement process, what is enforced, and what is not enforced. Highlights included: inoperable vehicles on private property, setback requirements, noxious weeds, etc. Bob noted these county codes and enforcement may give GNHOA another avenue to correct covenant violations.
- Bob also noted that Jim McGrady, the District Manager for the Triview Metro District, briefed the proposal for a Northern Delivery System (aka "The Loop") of pipelines and water storage to get surface water sources which flow into the Arkansas River to the water districts in our area. McGrady has been working on this for 4 years and is close to getting county authority and permitting for the pipeline and water tank. Construction could start later this year and finish in 2024. Of the plan alternatives, the option to install the 24" pipe under Roller Coaster Road appears to be the best at this time. Donala and the other water districts could buy water from Triview when completed.
- The next NEPCO meeting is in March.

ACC Reports:

Filing 3 (Blair):

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

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
 - 15390 Benchley – 1st Letter – Landscaping rocks in the street.
 - 15435 Curwood – Letters continue to be exchanged between the HOA lawyer and the firm hired by the owners. The board was briefed on the current status.
- Requests / Approvals:
 - 15820 Holbein – Approved garage door replacement.

Filing 9 (Carroll):

- Complaints/Violations:
 - None
- Requests / Approvals:
 - 14820 Pristine – Approved deck replacement.

Old Business:

1. Landscaping and Maintenance Report (Don):

i. General Cleanup & Maintenance:

- i. Don updated the board about discussions with Gary regarding snow removal and billing.
- ii. Don is preparing to begin planning for the Spring Cleanup event.

2. Storm Water Damage Repair Update (Mark):

- i. Mark updated the board on the current state of the project and discussed updates to a status email sent to board members earlier in the week.
- ii. Bill Hoffmann and Mark noted that the contractor does not expect any extra charges or overages at this time and that the project is proceeding. There are a few items left to do in the short term then the final work will be completed in April.

3. Filing 3 Entrance Improvements (Lisa)

- i. There are no updates at this time. Lisa is still developing a proposal/statement of work with requirements that the board can consider before sending to contractors.

4. Jakes Lake Benches (Don):

- i. Don had no updates but plans to talk to Gary about potential options.

5. Signpost Replacement Agreement (Bob)

- i. Bob briefed the board on the signpost committee progress, which had two meetings this past month. Bob noted they are close to achieving a final proposal for the board to consider for wood posts.
- ii. Bob and Rob Hampson also explained the outlines of an alternative proposal for more upscale signposts. Rob gave some details and noted the materials will likely be more expensive, but installation would likely be cheaper. Bob noted that the committee will need to review the information Rob sent by email and John

proposed a meeting next Wednesday to review and discuss it. The committee members will review the information and then discuss it at the meeting next Wednesday.

6. February Newsletter (Lisa)

- i. John reminded the board to get inputs to Lisa no later than February 15th.

New Business:

1. Shred-It Day (Brian):

- i. Brian is working on obtaining a vendor and will provide the information to Lisa to include in the newsletter.

2. Spring Cleanup (John):

- i. John noted that planning for this annual event would soon begin.

3. Resident Email Directory (John):

- i. John talked to the GCA about their list. The GCA said their list captures about 80% of residents. John noted this would save a significant amount of money on postage and printing costs if email was an option.
- ii. John proposed sending postcards to owners to provide information about the email directory with instructions on how to sign up. The alternative is using an online method. Brian noted that this could possibly be helpful for offering more electronic payment options for HOA dues. Also, once the system is setup, email and other information can be captured when a property closes after sale.

Topics from the Floor:

1. Lisa noted that the 2021 holiday contractor is scheduled for next year's holiday event.

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, March 2nd, 2022.**

Adjournment: The meeting was adjourned at 8:04 pm.

Approved by a majority vote of the Board of Directors on March 2nd, 2022.

//signed//

Andrew P. McNabb
Secretary, GNHOA