

GNHOA BOARD MEETING MINUTES
June 2, 2021

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

Guests Present: Bill Hoffman

Board Members Excused: Lisa Cole

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 May 6, 2021, meeting were approved as presented.

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

- a. Checking Account balance: 100,269.31. Savings Account balance: 131,460.05.
- b. Still working on payments for first cycle 2021 – currently about 90% complete.
- c. Delinquent account status:
 - a. Distributed delinquent account warning letters to 10 homeowners who were more than two billing cycles past due, as approved by BoD in May meeting.
 - b. Received payment for 5 of 10 delinquent notices sent last month.
- d. Motion unanimously approved to discontinue recycling service and file liens for delinquent accounts 4062, 9030, 4121, 8021, 4147, 4127 in mid-June, if no payment plans are communicated.
- e. 1st Bank Update: Bank agreed to waive various fees up to \$108 annually. Treasurer sees no issue with making the switch. No board members had any objections to moving the accounts.
- f. The board discussed some formatting and naming clarification changes to the monthly treasurer report to make it more useful and clearer. After discussion, Brian will make some board-recommended tweaks to the document to improve readability and understanding.

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

Webmaster Report (Bob Dahl):

- Website Updates: Bob provided an update on the website and detailed various updates and information to include:
 - Homepage changes with current and upcoming events
- Additionally, ACC document upload training was accomplished this past month.

Alert System Manager Report (Lisa): There was one alert sent this past month.

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

Newsletter (Lisa): The May newsletter went out as scheduled.

NEPCO Report (Bob): An email with the latest NEPCO notes was sent out to board members prior to the meeting.

- The next NEPCO meeting is 10 July and will be on HOA covenant enforcement.

ACC Reports:

Filing 3 (Blair):

- Violations - First Notice - Letter Mailed
 - 5 Seagull Circle - Prune evergreens that are growing into street.
 - 82 Seagull Circle - Yard maintenance
 - 15515 Copperfield Dr - large trash bag in yard for a long time
- Approvals
 - 15375 Steinbeck Ln - Approved exterior paint.
 - 15285 Jessie Dr - Approved exterior paint.
- Complaints
 - 2 complaints made regarding the road surface near school.
 - 1 complaint regarding the elementary school green space maintenance

Filing 4 (Tim):

- Nothing to report.

Filing 8 (Andy):

- 15430 Curwood – 1st letter – Trailer parked in driveway with ATV's.
- 15730 Holbein – 1st letter - Trailer with boat parked in the side yard.
- 15420 Desiree Dr – Approved landscaping & concrete patio. Denied shed request.
- 15735 Holbein – Approved driveway replacement
- 15425 Desiree – Approved exterior paint.
- 15475 Desiree – Approved exterior paint.
- 15445 Curwood – Approved freestanding backyard gazebo.

Filing 9 (Carroll):

- 124 wuthering heights – Approved deck replacement
- 30 wuthering heights – Approved landscaping

Old Business:

1. Landscaping and Maintenance Report (Don Richardson):
 - i. General Cleanup & Maintenance:
 - i. Don reported that he reconciled the tree removal plan for the common areas. The tree removal plan and contract were previously approved by unanimous email vote in late May 2021.
 - ii. The entrance feature from Baptist & Desiree will be cleaned up and weeded.
 - iii. Don spoke with John Horvath about removing slash and beaver-related debris – will try to accomplish this coming weekend with the Spring cleanup.
 - iv. Don is looking for a scout contact to help with projects.
2. Storm Water Damage Repair Update (Mark Keller & Bill Hoffman):
 - i. Mark got a homeowner to sign an easement because some of the work may encroach on their property. Work will start soon once the pond can be drained.
 - ii. Draining the retention pond continues to be an issue as it keeps filling up as the drain line keeps clogging.
3. 2021 Noxious Weed Spraying (Mark Keller):
 - i. Mark contacted the contractor and spraying will commence tomorrow, but some areas may be too water-logged for the contractor to access. The current budget allows for 21 hours of work.
4. Spring Cleanup Planning (John Rickman):
 - i. John requested that at least one board member is always there for coordination.
 - ii. A neighbor has a graduation party Sunday night, so the event needs to be wrapped up and cleaned up by 5pm.
 - iii. John acquired heavy-duty rubber ramps to more easily allow vehicles to get up on the curb.
5. Playground Equipment Repair (John Rickman):
 - i. No updates to report. John asked for assistance in finding a local contractor to make a replacement.
 - ii. Options were discussed for fixing the trip hazards including rubber mats or possibly more wood chips/mulch.
6. Tree Removal Program (John Rickman):
 - i. John noted there were 7 signups so far and more are likely over the next month.
7. Beaver Removal Status (John Rickman):
 - i. A beaver and muskrat were captured in the lower retention pond. A trap will go in at Jakes Lake this week.

New Business:

1. Discussion of Variance/Shed Issue (All):
 - i. John summarized the ongoing issue with a resident who wants to change the covenants in filing 8 regarding sheds. John previously suggested an alternative to change the variance process considering the variance process is so strict that it effectively can never be used.

- ii. The board discussed these issues and whether it was useful to attempt to alter the variance process to provide more latitude for ACC's but didn't reach any decision.
 - iii. Andy (filing 8 AC) noted the homeowner planned to independently press on with attempting to get signatures for a covenant change regarding sheds and that he would provide the necessary information to the homeowner regarding covenant change procedures.
2. Covenant Change Procedure (All):
- i. Bill discussed the last covenant change in filing #4 regarding roofing materials, which was an HOA-sponsored change. A mailing was sent to all homeowners and some members went door-to-door with details on the proposal and a postcard to return with the homeowner vote.
 - ii. Based on this previous change, the board agree that a covenant change would require the following minimum elements:
 - i. The new language for the covenant change should include all the relevant details.
 - ii. A certification would be required by the GNHOA Secretary affirming that more that 2/3 of residents approved the change.
3. Resumption of In-Person Board Meetings (John):
- i. John asked if there were objections to resuming in-person meetings. No objections were noted. The July meeting will be in person pending an available location.

Topics from the Floor:

- 1. Gleneagle Garage sale: Is planned for the 11th and 12th of June.

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

Adjournment: The meeting was adjourned at 8:19pm.

Approved by a majority vote of the Board of Directors on July 7, 2021.

Paragraph d of the Treasurer's section was amended by a majority vote of the Board of Directors on Sept 1, 2021, to correct an error.

//signed//

Andrew P. McNabb
Secretary, GNHOA