

**GNHOA BOARD MEETING MINUTES**  
**October 2, 2024**

**Board Members Present:** John Rickman, Bob Dahl, John Horvath, Bill Goettlicher, Blair Dinkins, Andy McNabb, Don Richardson

**Board Members Excused:** Carroll Clabaugh, Bob Swedenburg, Lisa Cole, Tim Marburger, Brian Bleike, Rich Johnson

**Guests Present:** None

A quorum was present.

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

**Opening Remarks:** The meeting was called to order at 7:01 pm by President John Rickman.

**Meeting Minutes:** The September 2024 meeting minutes were approved.

**Treasurer's Report (Brian):**

1. Checking Account balance: \$96,665.07. Savings Account balance: \$83,972.98.
2. Brian is processing payments for July 2024 billing cycle - approximately 88% complete as of Sept. 30.
3. Delinquent account status:
  - a. No communications or payments from delinquent accounts 4120 and 4106; liens were filed in early Aug as approved by the Board.
  - b. New delinquent accounts as of Sep 2024 include 4112, 8006, 8084, 3043, 4121, 4148, 9058, 3048, 8077, 8023, 8026. Brian via email requested approval from Board to distribute delinquent account warning letters to homeowners in mid-October. The motion passed unanimously.
  - c. The large balances on accounts 7008 (15295 Jessie) and 4018 (15519 Jessie) are due to covenant violation fines. Continuing to apply weekly fines of \$75 on account 4018 and \$100 on account 7008 for covenant violations.
4. Brian completed end-of-fiscal-year payments and reporting activities, with one planned payment still pending for the Signpost Replacement project. The draft final budget-to-actual reports for 2023-2024 showed no unexpected incongruities and final numbers generally align with end-of-year estimates from recent Board reviews.
5. Transferred \$6,037.50 from Checking-Operations to Savings-Stormwater Maintenance in Sept. The funds are from Jul 2024 billing cycle collection of the Stormwater Maintenance billing item; updated balance is shown in Balance Sheet worksheet.
6. The FY 2024-25 budget was unanimously approved.

**Webmaster Report:**

1. Resident Directory
  - a. The HOA has received 251 responses for the GNHOA Resident Directory, which is 52% completion. Of those, 33% have selected email, and 40% email content delivery.
2. Email Alerts
  - a. Bob and Lisa combined the two email alert lists for a total of 398, but there may be some duplicates.
3. Website Activities
  - a. Bob updated the Board on website updates.
4. Email Server
  - a. Bob updated the Board on email status.

**Alert System Manager Report (Lisa):** Three alerts were sent this month.

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

**NEPCO Report (Bob):**

1. Bob was absent from the meeting but provided the following input via email:
  1. At the September 14<sup>th</sup> NEPCO meeting the County Engineer did not answer my question on when Holbein, Bovary Ct, Seagull Circle and Steinbeck Lane will be resurfaced. Our best course of action appears to be to contact our County Commissioner, Holly Williams, and hope she will support the use of end-of-year remaining funds for some resurfacing in our area. The next NEPCO General Meeting will be November 9<sup>th</sup>, and the guest speaker will be our County Commissioner addressing county issues.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15295 Jessie:
    - Blair said the front yard was acceptable, but the back yard still needs work. Coordination is ongoing.
- Requests / Approvals
  - 15370 Pompeii Sq - new windows approval
  - 15575 Copperfield Dr - landscape approval
  - 15325 Copperfield Dr. - deck stairs replacement approval
  - 15250 Churchill Place - landscaping approval

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
  - Complaint/Inquire received about security cameras – Owner informed that the HOA cannot regulate them.

- 16070 Holbein – New siding not painted
- 15950 Holbein – 2<sup>nd</sup> Letter Unsightly Yard
- Requests / Approvals:
  - 15430 Desiree – Approved Roof Replacement
  - 15525 Curwood Drive – Denied a shed

Filing 9 (Carroll):

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

**Landscaping and Maintenance Report:**

1. Area Maintenance:
  - a. Don briefed the Board on a damaged bench at the playground which he repaired.
  - b. Don coordinated the final cutting/maintenance of the common area for the winter. Don also updated the Board on other season-ending maintenance activities and noted that the snow removal contract has been signed.
2. Algae Management
  - a. Tim, who was not able to attend the meeting, got a response on the maintenance quote request including a solar powered bubbler. The quotes given were extremely expensive at about \$25k and then continuing maintenance thereafter. The Board will need to look at other options or consider a special assessment.

**Improvement Projects:**

1. Signpost Replacement
  - a. Bob was absent from the meeting but sent the following input via email:
    1. The contractor completed the work Sep 20th on phase 2 of the signposts. They did a good job but needed a lot of my supervision this time. They replaced 11 street signposts, 2 combination street-stop signposts, 5 speed limit signposts, 7 school crossing signposts, removed 3 short unused signposts, and drilled breakaway holes in 12 existing signposts that were in good condition and not replaced. All signposts are now up to county specifications and enhance our community streetscapes with distinctive 6x6 wooden signposts. The county has been notified via three voicemails that the work on our permit is complete and ready for county inspection. I have not seen the bill from the contractor yet.
  - b. John noted that the final bill for the project was received today and this project is officially complete except for the County inspection.
2. Filing 3 Entrance:
  - a. Lisa was absent from the meeting and there were no updates on this project.

**Old Business:**

1. Short-Term Rentals – Potential Covenants Change
  - a. John passed out some example verbiage from other HOA's for the Board to review and consider to attempt to adopt for the four filings in the GNHOA. The Board considered and discussed the options and made recommendations. John

will incorporate suggestions into a draft version that will be sent to the Board for a final review before it is reviewed by the HOA lawyer.

2. Annual Meeting

- a. John discussed the upcoming annual meeting including required elections and went over the planned agenda for the meeting. John asked for pictures of work and HOA projects that Board members may have to include in the presentation. ACC's need to send in aggregated stats to John.

**New Business:**

- None

**Topics from the Floor:**

- None

**Next Board Meeting:** The next Board meeting will be at 7:00 pm on Wednesday, November 6th, 2024.

**Adjournment:** The meeting was adjourned at 8:10 pm.

//signed//

Andrew McNabb  
Secretary, GNHOA