

## GNHOA BOARD MEETING MINUTES

April 3, 2024

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

**Guests Present:** David & Jo Ann Condie, Danny Covarrubias, Chris Day, Bill Muldoon

**Board Members Excused:** Carroll Clabaugh, Rich Johnson, Don Richardson

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.

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

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

1. Checking Account balance: \$94,404.44. Savings Account balance: \$88,412.87.
2. Brian is processing payments for the January 2024 billing cycle, with approximately 92% complete at the end of March. Late charges were applied on March 10<sup>th</sup> with QuickBooks email reminders sent on that day and statements sent via USPS on the 12<sup>th</sup>.
3. Delinquent account status:
  - a. Large balance on account 7008 is due to pending covenant violation fines which continue to be applied weekly; fines to be waived if required updates are completed by Jun 30.
  - b. 13 accounts are delinquent as of March 2024. The Board unanimously approved sending delinquent notice letters to these owners.
4. Brian recorded GNHOA assets in QuickBooks Online as "Fixed Asset" records using a new feature, wrapping up the final migration issue from the QuickBooks Desktop version. Assets included computer, printer, entrance monuments, split-rail fencing, signposts, & playground equipment. The laser printer and copier assets that were recycled in February were flagged as retired and disposed.

### **Webmaster Report:**

1. Resident Directory
  - a. The HOA has received 226 responses for the GNHOA Resident Directory, which is 47% completion. Of those, 31% have selected email, and 38% email content delivery.
2. Website Activities
  - a. Bob updated the Board on website updates.

3. Email Server

- a. Bob updated the Board on email status which is good.

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

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

**NEPCO Report (Bob):**

1. Bob briefed the Board on the recent developments and noted the upcoming NEPCO meeting will cover legislative developments at the state level that affects HOAs.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - None
- Requests / Approvals
  - 15210 Churchill – Approved a new roof.
  - 15275 Jessie – Approved a driveway extension.

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
  - 15530 Benchley – Complaints regarding unapproved work resolved via discussions with owner.
  - 15550 Benchley – Complaints regarding unapproved work resolved via discussions with owner.
- Requests / Approvals:
  - 15530 Benchley – Approved Deck and Landscaping plan

Filing 9 (Carroll):

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

**Landscaping and Maintenance Report:**

1. Area Maintenance

- a. Don was absent from the meeting and sent this update via email:
  - i. Grand View will conduct an area cleanup during the week of May 13<sup>th</sup> under Don's supervision.

- ii. Juan will pre-stage any / all “slash” and branches for input into the chipper for chipping day. Depending upon how much we accumulate, he will provide a worker to support.
    - iii. Don will determine the appropriate time to have Cajun Cutters begin the mowing season.
  - b. Other Maintenance Issues:
    - i. Alcott Trail Area: A tree near the west end needs to be trimmed as it overhangs the walks. Another problem with the Alcott trail is that shading causes ice buildup and a safety hazard. The Board and guests discussed how best to deal with the problem of ice on the Alcott path to include getting the contractor to do a better job, using ice melt, and other options. These issues would be passed to Don to develop a plan to address them.
    - ii. Path and Street near Antelope Trails: Additionally, there are trees on the path south the school that need trimming.
  - c. Alcott Ct Tree Removal – No updates, but this project may be coordinated with an HOA-wide residential tree-removal project.
- 2. Drainage Pipe Repair
  - a. The HOA got four bids for this project and the winning bidder was Dan’s Drains and Digs. The Board vote for this contractor took place via email and were 9 votes for, no votes against, with 3 non-votes. Work will commence on April 9<sup>th</sup> and should be completed in one day. Brian suggested contacting the nearby homeowners to let them know that work would be going on nearby.

**Improvement Projects:**

- 1. 2024 Project/Priority Review:
  - a. Gleneagle drive drainage clearing update: Don will talk to Grand View to discuss the estimates which seem excessively high and see what can be done for a lower cost.
  - b. Filing 3 entrance – Bob measured the boxes and passed the information to Lisa so she could get a quote for a vinyl wrap. Other options being discussed are lattice and plants. No final decision has been made.
  - c. The rest of the priority spreadsheet was reviewed and discussed.
- 2. Algae Management – Tim noted that he would be putting dye and barley straw in the ponds this weekend. The straw will be in bags staked into the pond. Total cost is expected to be \$60 every two months.

**Old Business:**

- 1. Resident Directory
  - a. John updated the Board on the progress, which is ongoing, but with no significant updates.
- 2. Short-Term Rentals – Potential Covenants Change
  - a. John noted that there is no movement on the bill in the state legislature yet. The Board and guests discussed some of the issues regarding short-term rentals.

3. Shred-it Day – April 20<sup>th</sup>
  - a. This event is the same as last year and will take place in the upper parking lot of Antelope Trails.
4. Chipping Day – May 18<sup>th</sup>
  - a. This event will be the same as last year, but unfortunately the date is earlier than desired. John asked all Board members to get their Newsletter inputs in early so that Lisa can get the Newsletter completed and out in time to give residents notice of this event.
5. Clean-Up Weekend – June 8<sup>th</sup> and 9<sup>th</sup>
  - a. This event will be like last year. John and Brian will coordinate ordering the required number of dumpsters.

#### **New Business:**

1. Insurance Renewal
  - a. John noted the quote for insurance renewal increased by 30% which is in line with increases in the commercial insurance market generally. It is still less than comparable rates from other insurance companies.

#### **Topics from the Floor:**

1. Curwood House Status – A guest had a question about the slow reconstruction progress of a house on Curwood that had a fire approximately 18 months ago and when the work will be complete. There was some concern about a lack of sufficient progress on this project. The Filing 8 ACC rep stated there had been a lot of progress recently, but that he would follow up with the owner to check on how things were going. Related is concern about the dumpster in the street which is against the county ordinance. Residents are advised to call the county with these concerns.
2. Road Safety – A guest had a question regarding road safety during winter near the school and also on steep streets in the HOA such as Curwood, especially when people park cars on the street it creates a hazard. The Board advised that the HOA can no longer enforce street parking and residents are advised to call the El Paso County DPW Dispatch if necessary for plowing assistance. Additionally, Blair said she would contact Antelope Trails about the safety concern near the school property to have that addressed.
3. Filing 4 Appearance Concerns – One guest who resides in Filing 4 expressed concerns about the declining standards and appearance of many homes in Filing 4 and described the bad conditions of many properties and its effects on the neighborhood and property values. The Board and guests discussed the complaint process and several Board members noted that residents should inform the ACC by email or voicemail when there are problems so that problems are documented and action can be taken via the required HOA complaint process.
4. Pokemon Go Stop – One resident said there is a Pokemon Go stop or “PokeStop” located on the HOA common area near his residence, and people are frequently stopping next to his house to access it. He requests if the Board can get this removed since it is on HOA private property and PokeStops are not supposed to be on private property. The Board promised to look into it.

5. Stolen Car in 2021 - One guest mentioned that a stolen car was found in Filing 4 in 2021 and was reported to the Sherrif, but he had forgotten to tell the HOA about it, and was doing so now.
6. Importance of Communication – One guest wanted to stress the importance of residents communicating with each other to resolve issues before turning to the HOA as the kind and neighborly thing to do. He also stated it is easier to resolve issues and miscommunications directly rather than going through a third-party.

**Next Board Meeting:** The next Board meeting will be at 7:00 pm on Wednesday, May 1st, 2024.

**Adjournment:** The meeting was adjourned at 8:37 pm.

//signed//  
Andrew McNabb  
Secretary, GNHOA