

**GNHOA BOARD MEETING MINUTES**  
**August 3, 2022**

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

**Guests Present:** None

**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 7:05 pm by President John Rickman.

**Minutes (Andy):** The July 6, 2022, meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through July 2022. This is a summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$72,538.86. Savings Account balance: \$90,707.14.
2. Brian noted that the HOA is about 42% complete for the July 2022 billing cycle.
3. Delinquent account status:
  - a. Continuing to receive two scheduled monthly payments for account 8113 according to the payment plan.
  - b. Delinquent account 4099 property sale was scheduled to close in May-July, but it was delayed several times. We received notification from the buyer that the purchase was canceled due to challenges with the homeowner and lawyer providing the necessary information for closing. Added interest for Jan-Jun 2022 to account and emailed statement to current homeowner requesting communication of payment plan.
  - c. No communication from delinquent account 4120 regarding a payment plan.
  - d. No payments or communications from delinquent account 3011 in July. Small payments were made in March and June with no info on a payment plan.
4. Brian also reviewed checks, deposits, income, and expenses for July 2022 and answered questions from the Board.

**Webmaster Report (Bob Dahl):**

- Email:
  - Bob noted the Filing 4 AC account was cleared out and is active again.
- Website Updates:
  - Bob updated the Green Thumb winners for each filing.

- Bob noted that John would further discuss resident email collection later in the meeting.

**Alert System Manager Report (Lisa):** One alert was sent this past month.

**Welcome Packages Report (Lisa):** Lisa sent or delivered two welcome packages this past month.

**NEPCO Report (Bob):**

- Bob noted that the last NEPCO meeting was on HOA management companies and that he sent the notes to board members last month.
- The next meeting is in September and will have the superintendent of District 38.
- Bob noted there is some controversy regarding a potential condo development project near Palmer Ridge High School that could affect neighboring HOAs.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15360 Copperfield - First Letter for weeds
  - 15205 Churchill - First Letter for weeds
- Requests / Approvals
  - 15185 Jessie Drive - Approved Landscaping Improvements
  - 15210 Bovary Ct - Denied rabbit house in the backyard

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
  - 15515 Curwood – Dead Tree on Property – 1<sup>st</sup> Letter
  - 15445 Curwood – Dead Tree on Property – 1<sup>st</sup> Letter
  - 15425 Curwood – Dead Tree on Property – 1<sup>st</sup> Letter
  - 15550 Benchley – RV Parked/Stored on Property – 1<sup>st</sup> Letter
  - 15465 Desiree – Unsightly Yard – 1<sup>st</sup> Letter
  - 15410 Desiree – Garage Door Repair – 1<sup>st</sup> Letter
  - 15950 Holbein – Unsightly Yard – 1<sup>st</sup> Letter
  - 16005 Holbein – Unsightly Yard – 1<sup>st</sup> Letter
- Requests / Approvals:
  - 15720 Holbein – Approved Landscaping Plan

Filing 9 (Carroll):

- Complaints / Violations
  - None

- Requests / Approvals
  - None

**Landscaping and Maintenance Report:**

1. Sitting Benches (Don):
  - a. The third bench is not yet installed.
2. Trail Stairs Replacement:
  - a. There are no updates to this project, but Don and Brian are coordinating how best to address this need.
3. Pond Maintenance (Mark):
  - a. Mark noted that he added the algae packets as scheduled, but so far, there is no observable effect.
4. Drainage Maintenance:
  - a. Mark noted that he is walking the drainage channel and monitoring it.
5. Expanding Wetlands (John):
  - a. John noted that a spring popped up in an area east of the playground, and it is creating issues because it is not flowing to the drainage channel. John noted that the area is now filled with cattails and stagnant brackish, pooling water.
  - b. Estimates from Bill Hoffman suggest that remediating this area could cost \$3k-\$5k. It's unclear where the water is coming from, and it may require geoengineering to determine the cause and proper remediation. Bill Hoffman is working on this problem.
6. General Cleanup & Maintenance:
  - a. No updates.

**2022 Improvement Projects:**

1. Signpost Replacement Agreement:
  - a. Bob briefed the board about progress on the contract development over the past month with Work Zone Traffic Control. Bob plans to schedule a survey with the contractor to look at each site where the work will take place, which should take place in the next two weeks.
  - b. Brian noted the contract had email approval for the contract and approval from the owner, but Brian has not yet received the final signed hard copy contract.
  - c. The board discussed the final not-to-exceed cost of \$22k compared to other priorities and the budget.
  - d. Bob motioned to approve the project, and Brian seconded. The motion passed with one abstention.
2. Filing 3 Entrance Improvements
  - a. Brian had no updates on this project and is still trying to coordinate with the county and other stakeholders for needed information.

**Old Business:**

1. Resident Directory
  - a. John and Bob need to find a third-party site to manage this project.
2. Tree Replacement On Drainage Channel

- a. After discussion with Treehoppers, Mark relayed to the board that Willows or Cottonwoods would be the best trees for that area. He noted that there are cottonwoods that do not shed that are available.
  - b. Mark will continue coordinating with Paul from Treehoppers to source trees and determine how many are needed and where they should be placed.
3. Jesse Drive Resurfacing
- a. Bob updated the board on this project by the county. Bob noted that the project is scheduled to be started by August 13th. So far, the county has done sidewalk and curb replacement, which is required before resurfacing.

**New Business:**

1. Short Term Rentals:
  - a. John discussed the issue of owners turning all or some of their properties into full-time short-term rentals.
  - b. John noted that the covenants specifically state that homes are to be used exclusively for private single-family residential purposes and that short-term rentals are contrary to this.
  - c. The board discussed the issue, including whether the current covenants prohibit this or if a specific rule would be required to limit this type of commercial use and other related matters.
  - d. After discussion with the board, John stated he would discuss the matter with the HOA lawyer.
2. August Newsletter:
  - a. John reminded the board that inputs need to be into Lisa ASAP.
3. Annual Meeting:
  - a. John noted that the HOA needs to begin planning for the Annual Meeting. The format should not change from last year. If a physical location cannot be found, then the meeting will take place via Zoom like last year.

**Topics from the Floor: None**

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, September 7th, 2022.

**Adjournment:** The meeting was adjourned at 8:45 pm.

Approved by the board on September 7, 2022

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