

GNHOA BOARD MEETING MINUTES
January 3, 2024

Board Members Present: John Rickman, Brian Bleike, Lisa Cole, Bob Swedenburg, Bob Dahl, Blair Dinkins, John Horvath, Rich Johnson, Don Richardson, Tim Marburger

Guests Present: None

Board Members Excused: Andy McNabb, Bill Goettlicher, Carroll Clabaugh

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 December 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian is getting familiar with the new billing process. We were able to email 119 homeowners. We are sitting at around 94% of trash/recycling being paid.

1. Checking Account balance: \$50,283.62. Savings Account balance: \$82,413.57.
2. Brian continues to process the January 2023 payments, which are approximately 94% complete at the end of December.
3. Delinquent account status:
 - a. Accounts 4147 no response and no communication on this account.
 - b. Account 8077 - this was paid in full and no longer an issue.
 - c. Account 3123 & 4115 - warning letters have been sent, but nothing has been received. Brian made a motion to file a lien on these accounts later in January. They have been in arrears for 2 billing cycles.
 - d. Account 7008 - 15295 Jessie Drive a payment was received for \$1613.00 which was 16 weeks of fines and covered through October 14.
4. Brian and Bob are continuing to work on homeowner contact information. Brian is also working on updating the processes and systems as tools evolve.

Webmaster Report:

1. Website Activities
 - a. Bob has received 197 responses for the GNHOA Resident Directory Responses which is 41% completed. 26% have selected email. 31% for email content delivery.
 - b. Bob suggested sending another reminder out and the Board chose to do a bright colored postcard. John will take care of ordering.
 - c. Golden Light String Award winners have been posted.
 - d. Language on Assessments has been updated.

2. Email Server

- a. Sitting around 58% which has been the norm. No concerns.

Alert System Manager Report (Lisa): 1 alert for trash day was sent.

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

NEPCO Report (Bob):

1. Not many changes from last month's report. 51 separate HOA's in NEPCO. Next meeting is January 20th and guest speakers are the Sheriff of El Paso County and Monument Chief of Police and they'll be talking about law and order issues in our area.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie Drive - the Board voted to continue fines until the landscaping issue is remediated.
- Requests / Approvals
 - 15275 Jessie Drive - solar panels

Filing 4 (Tim):

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

Filing 8 (Andy):

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

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance

- a. Don has nothing to report on snow removal.
- b. John R is going to work on under drain repair quotes.
- c. Lisa cut back the grass/weeds around the HOA sign. Requested landscapers to cut back the bush near it in spring.

Improvement Projects:

1. 2023 Project/Priority Review:
 - a. John Horvath is going to reach out to a contact he has regarding the electrical boxes at the entrance of Filing 3. However, most agree we need to look at planting grass of some sort.
 - b. Tim is working on the dog stations and willing to maintain them.
 - c. Bob S would like to make John's Pond & Jake's Lake a priority for the spring so we don't run into algae issues. Tim is going to work on estimates and timeframe.

Old Business:

1. Short-Term Rentals
 - a. February Newsletter will mention that a mailer will be coming discussing the STR rule that the Board would like to put in place. The Board plans to utilize the Spring Clean Up if we are low on responses.
2. Holiday Lights Tour
 - a. Great feedback regarding the lights tour!

Topics from the Floor:

1. Brian was curious what's going on with GCA and if they are using a management company. Bob spoke with a board member and they couldn't get a lot of volunteers to follow legislation and comply with the laws of KIOWA. Decided to hire Warren Management to do the work for them with Board Supervision.
2. Bob is looking for a good neighbor for the next Newsletter.
3. Bob is going to start tracking road resurfacing in Filing 3. The County has said by the end of January they will have a website to list what roads will be paved.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wednesday, February 7th, 2024.

Adjournment: The meeting was adjourned at 8:15 pm.

//signed//

Blair J. Dinkins

Filing 3 ACC, GNHOA