

GNHOA BOARD MEETING MINUTES

March 3, 2021

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

Guests Present: Bill Hoffman

Board Members Excused:

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

Opening Remarks: The meeting was called to order at 7:00pm by President John Rickman.

Minutes (Andy): The minutes of the February 3, 2021, meeting were approved as presented.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through end-of-month February 29, 2021. This is a summary of his presentation and board discussion – the full financial details are in the monthly Treasurer's report.

- a. Checking Account balance: \$ 92,863.84. Savings Account balance: \$ 131,446.79.
- b. Jan 2021 payments were due yesterday with about 74% received at this point based on payments Brian has process so far.
- c. Liens and recycling cancellations. Brian informed the board of the current status of overdue accounts and then made a motion to proceed to next step of filing liens and stopping recycling on the 5 delinquent accounts. After further discussion, the board decided to give one account more time as the owner was waiting for a stimulus check. The board unanimously approved the liens and recycling cessation on the four other delinquent accounts.
- d. The State of Colorado business report filing and NEPCO renewal were both completed.
- e. The tax filing document for 2020 is being prepared and will be ready mid-March.
- f. Brian noted the snow removal budget may need to be higher than anticipated due to the addition of the Gleneagle sidewalk which is another \$100 per snow event.

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

Webmaster Report (Bob Dahl): Bob provided an update on the website and discussed the following issues:

- Comcast email issue: The issue still seems to be resolved.
- Website Updates:
 - Changed front page images for the new season.
 - Cleaned up news section.
 - Added an upcoming events section and a link to the alerts on the front page
 - Implemented architectural review changes including a new section for ACC filing approvals.
 - Bob stated he will give access to interested ACC reps to upload their own documents as well as the secretary.

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

Welcome Packages Report (Lisa): Lisa mailed one Welcome Package in February.

Newsletter (Lisa): The next Newsletter will be in May.

NEPCO Report (Bob): The next meeting is scheduled for the 13th of March and the guest speaker is the CEO of the Pikes Peak Library district.

ACC Reports:

Filing 3 (Blair):

- 15115 Jesse – Approval for exterior house paint
- 15265 Steinbeck – Approval for a fence.

Filing 4 (Tim):

- 15315 Holbein – Approval for a fence and landscaping
- 15325 Paddington Circle – Approval for stucco replacement.

Filing 8 (Andy):

- 15570 Desiree – Hot tub and screening – approved by John Rickman as this is the ACC representative's home.
- 15470 Desiree – Approval to temporarily park an RV.

Filing 9 (vacant): No activity reported this past month.

Old Business:

1. Landscaping and Maintenance Report:

- General Cleanup & Maintenance: Bob spoke with Paul at Treehoppers regarding cleaning up dead branches near Jakes lake as well as finishing tree removal in the drainage ditch on Gleneagle and removal of large, uprooted tree west of Gleneagle. Treehoppers does not have the equipment to remove the root ball for that one. Additionally, work around the lower retention pond was discussed to remove dead branches there and the copse of trees at the upper end. Bob is waiting for an estimate for this work.
- Restoration of Trail Steps Near Dam: Don had no significant updates.

2. Baptist Road Sound Wall Repair: John reported that he is still waiting on the contractor to get the repair scheduled and will hopefully hear something this month.

3. Processing of Covenant Violations: John reported that it's been posted and approved.

4. By-Laws Review and Approval:

- John asked for any inputs or changes to the amended document. Lisa had one small correction which was adopted.
- The changes were approved by unanimous vote.

5. Storm Water Damage Repair Update:

- Bill Hoffman, a guest at the meeting and an engineer and subject matter expert on the drainage system, discussed some requirements and aspects for the project. Bill reiterated that three check dams that were in the original design were never originally built but will need to be added. The additional costs are not known and will need to be discussed with the contractor.
- Bill noted that major grading to slopes, greater than one acre, would require county approval.
- Bill also noted that a flow-analysis is not needed for the project.

- iv. Tim and John discussed putting together a committee to manage and monitor the project. Tim, Mark, John and Don volunteered be the committee members.
- v. It was agreed that the first priority will be fixing the dam which will require some heavy equipment. John noted that the work would not impact the area the HOA uses for the Spring Clean site.

New Business:

1. Shred-it Day:

- i. The cost for this event was quoted at \$840, a \$200 increase from last year. Despite the increase, this is still the lowest price even after considering bids from Denver-based contractors. The event is scheduled for April 24th at 10-12am.
- ii. The board discussed reaching out to some neighboring HOA's to split the cost for this or future events.

2. Spring Cleanup Planning:

- i. The board discussed the best date for this event and agreed that June 5-6th were the best dates.
- ii. The board also discussed improvement to the dumpster layout for efficiency and to save space.
- iii. Bob noted the ramp over the curb was a problem last year. John will ask if Bestway has a solution, otherwise the board will come up with an improvement for this year.

Topics from the Floor: None

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, April 7, 2021** via Zoom videoconference.

Adjournment: The meeting was adjourned at 8:12pm.

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

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Andrew P. McNabb
Secretary, GNHOA