

GNHOA BOARD MEETING MINUTES
May 3, 2023

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

Guests Present: Bill Hoffman

Board Members Excused: Tim Marburger, Blair Dinkins, 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 7:02 pm by President John Rickman.

Meeting Minutes: The April 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through April 2023. 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: \$74,043.18. Savings Account balance: \$87,601.78.
2. Brian continues to process the January 2023 payments, which are approximately 95% complete at the end of April.
3. Delinquent account status:
 - a. Account 3011 – The HOA received another partial payment in April. The account balance is now just over the amount for one billing cycle. No communications have been received regarding the remainder of the balance. A lien was filed in mid-2022 and will be released when the balance reaches zero.
 - b. Accounts 4147, 4121, 4102 remain in delinquent status. In early April, Brian sent delinquent warning letters with a due date of May 5th for full payment or communications to set up a payment plan. Brian included a notice that recycling is canceled. Brian received a payment plan agreement from 4102, but the owners have sold the home, and the funds will be collected at closing. No response was yet received from 4147 and 4121.
4. Brian is continuing to evaluate QuickBooks upgrades. He will continue using QB Desktop 2020 until a final decision is made. He plans to have an analysis ready for the June Board meeting.
5. The HOA received one prorated refund check from USI Insurance and expects to receive two additional refund checks in May.
6. Brian also reviewed checks, deposits, income, and expenses for April 2023 and answered questions from the Board.

Webmaster Report:

1. Website Activities
 - a. Bob updated the Board on changes and updates to the website, including new documents and events.
2. Email Server
 - a. Current Email Server Usage - 52%

Alert System Manager Report (Lisa): No alerts were sent this past month.

Welcome Packages Report (Lisa): One welcome package was delivered this past month.

NEPCO Report (Bob):

1. Bob noted that NEPCO has sent out many notifications to area HOAs about pending state-level legislation that affects HOAs to get the word out so that members can contact their representatives.
2. Bob said that El Paso County is building a new “nature center” at Fox Run Park, and they asked local HOAs for input and to help get the word out to the public. El Paso is in the preliminary stages and is looking to build an email list of interested parties.
3. The next NEPCO General Membership Meeting will be held Saturday, May 13, and the guest speaker will be Mr. Lenard Rioth, HOA Attorney for Anderson, Dude, and Lebel, who will describe the impacts on HOAs from the new laws passed in the Colorado state legislature this year. Bob will forward the summary of that to Board members.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15205 Churchill – First notice for landscaping and exposed garbage bin
- Requests / Approvals
 - 15105 Copperfield – Approved new siding.

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 briefed the Board on spring maintenance and noted that some items were completed, but there is more yet to be done. He continues to coordinate this work.
2. Gleneagle Drive Drainage:
 - a. Bill Hoffman briefed the board about the history of this drainage easement, including original drawings that show the area the HOA is responsible for. The drawings showed that a temporary diversion was created during the original construction, which may explain the wet areas immediately west of the drainage ditch. This old diversion pipe may be on HOA property.
 - b. The next step would be to get the drainage channel on HOA property cleaned and potentially find the old diversion pipe to see if it is causing issues.
3. Dead Tree Removal:
 - a. John briefed the Board that the dead trees in the common area between Desiree and Jessie were removed.

Improvement Projects:

1. Sidewalk & Trail Renovation:
 - a. Mark said the work on this project was scheduled to begin on May 12th.
2. 2023 Project/Priority Review:
 - a. The Board had no new updates on the priority spreadsheet.

Old Business:

1. Underground Spring and Drainage Issues:
 - a. Bill Hoffman briefed the board on the latest developments using original drawings and discussed the land development and planning history, including underdrains. John noted that the partial scoping of the drainage pipe from the school showed the pipe was intact and dry, but the full scoping could not be completed due to a bend in the pipe. Bill noted that the drain was originally intended to drain the school area in preparation for the construction of the school and he is not surprised that it would be dry. However, District 20 could not scope the full length of the pipe yet.
 - b. The Board will not take any action until the results of the underdrain survey are known.
2. Resident Directory:
 - a. John is still working with Bob on the resident directory.
3. Clean-Up Weekend and Chipping Day:
 - a. John briefed the Board on these scheduled events. As in previous years, an online sign-up sheet will be available for volunteers to help with these events.

New Business:

1. Colorado Legislation:

- a. John briefed the board on proposed and passed legislation that would have major effects on zoning and HOAs generally. The Board will continue to track state-level legislation and consult with the HOA attorney as appropriate.

Topics from the Floor:

1. Green Thumb Awards – Lisa asked about the awards for this coming summer. The awards and process will be the same as previous years.
2. John Horvath asked about fallen branches and trees on HOA property and when the HOA would clean those up. Due to limited funds, the HOA generally does not mitigate fallen trees or branches unless it presents the potential for damage to property or a safety hazard. John Horvath noted that the bridge between Jessie and Pristine has a lot of branches and debris that needs to be cleaned up. He would clean some of it up and asked for volunteers to help.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, June 7th, 2023.

Adjournment: The meeting was adjourned at 8:19 pm.

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Andrew P. McNabb
Secretary, GNHOA