

GNHOA BOARD MEETING MINUTES

Aug 4, 2021

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

Guests Present:

Board Members Excused: Bob Dahl

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

Opening Remarks: The meeting was called to order at 7:01pm by President John Rickman.

Minutes (Andy): The minutes of the July 14, 2021, meeting were approved as presented.

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

- a. Checking Account balances: \$50,917.36. Savings Account balances: \$177,146.02.
- b. Delinquent account status:
 - a. Received full payment on delinquent accounts 4127, 8021, & 9061
 - b. Cancelled recycling on delinquent accounts 9030 and 4062 in July, lien filings pending in August, as previously approved by the board.
- c. Bank account transfer continues – majority of funds now reside with FirstBank. Remaining funds in CBoC will be used to cover outstanding obligations and minimum requirements until the accounts can be officially closed.
- d. Brian reminded board members about reimbursable expenses and how to get reimbursed for board activities.
- e. For the required financial review, Brian is looking for an accountant who can do the required tasks.

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

Webmaster Report (Bob Dahl): Bob was absent from the meeting, but provided the following inputs via John:

- Website Updates: The homepage was updated with current news and events.
- Security Certificate: The security certificate for the website that was approved last meeting is in progress.

- Secure Emails Logins: Another reminder to board members to utilize secure email and website logins.

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

Welcome Packages Report (Lisa): Lisa sent four Welcome Packages last month.

Newsletter (Lisa): The next newsletter is scheduled for this month. Final updates need to be submitted to Lisa ASAP.

NEPCO Report (Bob): Bob discussed the controversy and opposition to planned construction of large warehouses off of Old Denver Road, which would generate a lot of 18-wheeler traffic.

- The next NEPCO meeting is 11 September the subject will be water issues.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie Dr – 1st Letter - Weed complaint.
 - 15055 Copperfield - Complaint of RV parked in road, landscape rocks in road for over a week and multiple cars parked in road overnight.
 - 15110 Copperfield – 2nd Letter - Weed complaint.
 - 15474 Copperfield – 2nd Letter - Regarding painting house white, garage doors black and tearing out landscaping without approval.
- Requests / Approvals
 - 41 Seagull Circle - Approved new roof and gutters.
 - 15350 Copperfield - Approved exterior paint.

Filing 4 (Tim):

- Complaints / Violations: Nothing to report.
- Requests / Approvals
 - 15345 Jessie Drive - Approved Driveway replacement

Filing 8 (Andy):

- Complaints / Violations
 - 15450 Desiree – 1st Letter – Work trucks parked on property and street.
 - Note: Some violations reported in last month’s meeting actually occurred during early July and not June.
- Requests / Approvals: Nothing to report.
- Covenant Change Update:
 - The proposal to change the filing 8 covenants to allow sheds as accessory structures, which is sponsored by owner Keli Hansen of 15420 Desiree Dr. should be completed soon and postcards will go out this month.

Filing 9 (Carroll):

- Complaints/Violations: Nothing to report.
- Requests / Approvals: Nothing to report.

Old Business:

1. Landscaping and Maintenance Report (Don Richardson):
 - i. General Cleanup & Maintenance:
 - i. Don has been coordinating with Gary in planning for several projects - in particular raising the mulch level in the playground area for safety reasons. The rough estimate of the cost is \$500.
 - ii. The area next to Antelope Trails on the east, which is technically owned by El Paso County, is a continual eyesore and overgrown. Don proposed getting Gary to clean this area up since the county is not maintaining it. Lisa has some contacts to potentially have the school maintenance person to take care of it.
 - iii. The steps that were removed earlier this year and regraded to a slope near Jakes Lake has seen some erosion from all the rain. Don and the board discussed options for a more permanent fix in the future.
2. Storm Water Damage Repair Update (Mark Keller):
 - i. The contract is signed, but the contractor has a serious medical issue that required surgery. This has further delayed the start of the project. The contractor's son is trying to finish other projects after which he can start on the HOA project. ETA is sometime in August.
 - ii. The concrete and other materials, plus the heavy loader, which have been sitting for a while, are an eyesore and generate many complaints to the HOA. The board discussed asking the contractor to have these moved if the project is going to get delayed again.
3. Noxious Weed Spraying (Mark Keller):
 - i. Spraying was accomplished and appears successful. This item will be revisited in the spring.
4. Tree Removal Program (John Rickman):
 - i. John the contractor is still having difficulty retaining personnel, but work for HOA residents is complete. Next is the work on the HOA areas.
 - ii. Feedback from homeowners is universally positive.
5. Beaver Removal Status (John Rickman):
 - i. All beavers have been relocated.
6. Resumption of In-Person Board Meetings (John):
 - i. John noted that we may be able to start in-person meetings at the fire station next month and will let board members know before the next meeting. The annual meeting location is still up in the air, pending finding a place indoors where it can be held.

New Business:

1. Newsletter Input Deadline (Lisa)
 - i. Inputs for the newsletter are due. Brian will write about the upcoming trash/recycling contract.

- ii. There will be a section asking owners to let the board know what they would like to see in the neighborhood in preparation for next year's budget planning.
2. Covenant Summaries (All)
- i. Lisa noted that the summaries included with the new owner welcome packet were well received. Additionally, copies are planned to be sent to all residents due to an increase in covenant violations.
 - ii. Bob motioned to have the board fund the mailing of the covenant summaries – the motion was passed unanimously. Blair and Lisa volunteered to be the project leads for this.

Topics from the Floor:

- 1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, September 1st, 2021.**

Adjournment: The meeting was adjourned at 8:17pm.

Approved by a majority vote of the Board of Directors on September 1st, 2021.

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