

**GNHOA BOARD MEETING MINUTES**  
**May 4, 2022**

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

**Guests Present:** None

**Board Members Excused:** Lisa Cole and Tim Marburger

A quorum was present.

**Meeting Location:** The meeting was held via Zoom teleconference.

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

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

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

1. Checking Account balance: \$74,457.93. Savings Account balance: \$104,200.25.
2. Brian noted the HOA is about 95% complete for the January 2022 billing cycle.
3. Delinquent account status:
  - a. Received full payment on delinquent account 7009 in late April. The lien will be released in early May.
  - b. Brian noted that there has been no response from account 3011 after the \$100 partial payment in early March. Brian requested a written payment plan for the remainder in a letter to the homeowner with a response required by Apr 30. No response was received, so the lien filing will proceed.
  - c. Brian noted the HOA continued to receive the scheduled monthly payments for account 8113 based on the agreed payment plan.
  - d. Sent delinquent account warning letters for accounts 4120, 4147, 3106, 4112, 4122 as approved by Board at the April meeting. Accounts 8010, 8032 were paid in full prior to letter distributions. Received full payment from account 4147 after letter mailed to homeowners. Received partial payments of \$300 on delinquent account 3106; now one billing cycle overdue.
  - e. Brian is requesting Board approval for lien filings on delinquent accounts 4112, 4122, 4120 – there is no response as of Apr 30 from delinquent warning letters. Brian motioned to approve lien filings and the ceasing of recycling services. Bob seconded. Motion passed unanimously.
  - f. Delinquent account 4099 property has a contract for sale by May 31<sup>st</sup>.

4. Brian noted that 52 payments were made with Zelle for the January billing cycle and that Zelle is helpful since funds are verified immediately.
5. Brian also reviewed checks, deposits, income, and expenses for April 2022.

**Webmaster Report (Bob Dahl):**

- Email:
  - Bob reminded board members to clean out old emails. Bob will also look at the cost to increase our email storage capacity.
- Website Updates:
  - Bob noted some changes to the website over the previous month including sidebar changes and a QR code for the Facebook group.

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

**Welcome Packages Report (Lisa):** Lisa provided the following input prior to the meeting since she was not able to attend:

- Welcome letters and summaries are being hand-delivered to rental homes even if they have been in the HOA for years. All has been going well and the renters are appreciative of the summaries because, “The landlord/owner didn’t tell me anything.” I have finished Filing 3 renters so far but a few weren’t home, and I will start the next round with Filing 4.
- There were 3 actual new homeowners that were reported from Brian that I mailed Welcome Packages to.

**Newsletter (Lisa):** The next newsletter is scheduled for August 2022.

**NEPCO Report (Bob):**

- NEPCO will hold its next meeting Saturday, May 14, 2022, at the Woodmoor “Barn” Community Center. The guest speakers will be HOA Attorney Lenard Rieth and District 20 State Representative Terri Carver. They will address new laws from the 2022 legislative session affecting HOAs and other issues of relevance. Homeowners from member HOAs are welcome to attend. Bob will forward the minutes to the Board after the meeting.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15205 Churchill Place- Sent first letter for trash can violation
- Requests / Approvals
  - 15115 Jessie Drive - Approved landscaping changes
  - 15440 Pompeii Square - Approved deck replacement and fence replacement
  - 15475 Copperfield Drive- Approved window replacement

- 295 Lariat Lane - Approved roof replacement

Filing 4 (Tim): Absent from meeting – no report

Filing 8 (Andy):

- Complaints / Violations:
  - 15435 Curwood Dr – Suspended parking enforcement action pending new legislation.
- Requests / Approvals:
  - 15380 Benchley Dr – Approved a hot tub and landscaping
  - 15540 Desiree Drive – Approved house paint, tree removal and deck replacement

Filing 9 (Carroll):

- Complaints / Violations
  - None
- Requests / Approvals
  - Approved a food truck for a special event.

### **Old Business:**

1. Landscaping and Maintenance Report (Don):

i. Sitting Benches (Don):

- i. The three benches have arrived at Gary's and two will be installed soon. The third will be installed once the storm water damage repair is complete since it is going in that area.

ii. General Cleanup & Maintenance:

- i. Don is researching the requirements to maintain the pond to keep algae and water weeds under control. Previously, a homeowner had done this on his own expense. Don noted that the total annual cost would be less than \$1,000 and would come up with the final numbers after some more research.
- ii. 2022 Weed Spraying: Don noted that there is a new area with Teasel on the west side of Jake's Lake. Mark said he would check it out. The contractor will start spraying the HOA areas later in May.
- iii. Don expressed some concern about the steep area on the trail that might require steps and whether a landscaping contractor would be needed. Don will research solutions and get back to the board.
- iv. Don also toured several areas with Gary looking to refresh mulch beds in HOA areas and will get an estimate for accomplishing this.

2. Storm Water Damage Repair Update (Mark):

- i. Mark updated the board on the project's current state. The contractor had knee surgery and should start making additional progress this week. There is some concern that grass needs to be replanted soon and homeowners are complaining that equipment hasn't been moved for extended periods.

3. Signpost Replacement Agreement

- i. Brian briefed the board that of the five potential contractors, the board ended up with a single bidder, Work Zone Traffic Control.
  - ii. There are a few questions pending with the bidder but so far, their proposal looks promising, and they are an experienced contractor for signage in El Paso county.
  - iii. The HOA is currently waiting for answers to a few questions from the contractor.
4. Filing 3 Entrance Improvements
  - i. Blair noted two bids were received for the conceptual design. One was astronomically high. The other bidder was contacted and answered our questions.
  - ii. The next step is to finalize a design and get a solid bid. Brian suggested paying the \$300 for a consulting site visit to help finalize the design. Blair motioned to approve the \$300 for this purpose, Bob seconded, the motion unanimously approved.
5. Shred-It Day (Brian):
  - i. Brian noted that shred it day is this Saturday May 7<sup>th</sup>. Signs were made and put out around the neighborhood. John encouraged board members to attend.
6. Spring Cleanup (John):
  - i. John noted that the county would not send out a truck to handle hazardous waste, especially paint. Brian and others volunteered to collect waste at the event and take it to the El Paso facility.
  - ii. Bob contacted a business about collecting electronic and e-waste, but the price is very expensive and not reasonable for the HOA.
7. HOA Legislation Update (John):
  - i. John updated the board on pending HOA legislation that recently passed the Colorado Legislature.

**New Business:**

1. None

**Topics from the Floor:** None

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, June 1st, 2022.

**Adjournment:** The meeting was adjourned at 8:06 pm.

**Approved by a majority vote of the Board of Directors on June 1st, 2022.**

//signed//

Andrew P. McNabb  
Secretary, GNHOA