

GNHOA BOARD MEETING MINUTES
October 4, 2023

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

Guests Present: None

Board Members Excused: Bob Dahl, Tim Marburger, Carroll Clabaugh

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room. John Rickman attended via Zoom.

Opening Remarks: The meeting was called to order at 7:03 pm by President John Rickman.

Meeting Minutes: The September 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through September 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: \$69,873.47. Savings Account balance: \$83,274.14.
2. Brian continued processing payments for July 2023 billing, which was approximately 87% complete at the end of September. Brian sent out reminder statements around September 13th for all overdue accounts.
3. Delinquent account status:
 - a. Account 3011 – The HOA received the final payment – the lien will be released in early October.
 - b. Account 4121 – The HOA received the full amount due – the lien will be released in early October.
 - c. Accounts 4147 is still in delinquent status - no responses from the homeowner after several statements and warning letters. Filed lien on June 20, as approved by Board in the June 2023 meeting.
 - d. Accounts 3123, 8077, 4115, 4112 are delinquent as of Aug 31. Brian requested Board approval to send delinquent account warning letters to homeowners in mid-October. The Board passed the motion unanimously.
 - e. Account 7008 – This account is still receiving fines for lack of action in addressing the landscaping issues that have been ongoing for many months. The Board discussed contacting the HOA lawyer about the possibility of issuing a demand letter. John Rickman will discuss this with the lawyer to evaluate this option.

4. The new 2023-2024 fiscal year budget is available for review, as approved by the Board in the September meeting. Brian went over the highlights again with the Board.
5. Brian also covered the end-of-year 2022-2023 actual budget numbers which were in line with the expectations briefed at the last meeting. There were some areas with extra expenses and income, but overall the budget was on track and successfully executed.
6. Brian is working on modifying several QuickBooks homeowner account data management methods to improve alignment with QB Online invoice/statement features.
7. Brian also reviewed checks, deposits, income, and expenses for September 2023 and answered questions from the Board.

Webmaster Report: No report – Bob was absent from the meeting.

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

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

NEPCO Report (Bob):

1. The previous NEPCO meeting went well with a briefing from the Monument planner.
2. The next meeting is on November 11th, with the county commissioner as guest presenter.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 82 Seagull – Landscaping
- Requests / Approvals
 - None
- Blair and Bob discussed a neighborhood cleanup party for one resident, which went well.

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
 - 15940 Holbein – 1st Notice – Boat stored on the property.
 - 15450 Curwood – 1st Notice – Dead trees
 - 15425 Curwood – 1st Notice – Dead tree
 - 15445 Curwood – 1st Notice – Dead trees
 - 15950 Holbein – 1st Notice – Unsightly/unkept yard
 - 15470 Holbein – 1st Notice – Unsightly/unkept yard
- Requests / Approvals:
 - None

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance

- a. Don coordinated some additional work with the contractor, and the Board has not heard any complaints about further needed work. Don still needs to do a final walkaround for any outstanding issues this month.
- b. Don is working with the snow removal contractor and expects to sign the contract next week. He will also review the area and requirements with the contractor to ensure all parties understand expectations.
- c. John Horvath and Don hauled off the remaining old landscaping timbers removed from a previous trail project to the dump.
- d. John Rickman and Don discussed some needed work in the common area near Alcott that is a potential fire hazard and includes a dead tree that needs to be removed. John will talk with the contractor about the cost and scheduling.
- e. Algae in the Ponds Update:
 - i. John relayed that the idea of floating the algae over the top by closing the underdrain would not be a good idea, according to the contractor who did all the work on the drainage area over the last couple of years.
 - ii. The Board also discussed the potential to use barley straw and dye to control the algae, but that would need to be done in the spring. The Board also discussed the possibility of a diffuser, which would require electricity.
 - iii. At this point, the Board will revisit solutions to this problem in the Spring.
- f. Underdrain Update:
 - i. Mark said the flow rate looks low and that scoping is potentially possible now. John Rickman said he would contact the scoping contractor to schedule the scoping.

Improvement Projects:

1. Annual Meeting Project Review:

- a. John and Brian will develop a list of projects over the last year to brief at the annual meeting and send it to Board members for review. Board members were asked to provide any pictures of projects to include with the slides. Additionally, expected projects for the coming FY will also be briefed.
- b. The Board discussed the level of detail necessary in the presentation and generally agreed to keep the presentation at a high level in the interest of time.

Old Business:

1. Resident Directory:

- a. John is working on the cards and will have them sent out early next week.

2. Annual Meeting
 - a. Brian and John are working on the slide deck and agenda, which will be sent out to the Board for review prior to the meeting. The meeting is scheduled for 2 hours, with 20-30 minutes for the guest presentation by the Fire Department.
3. Filing 9 Covenant Amendment
 - a. John Horvath briefed the Board on updates from this homeowner-sponsored change. There are no significant updates currently.
4. Jessie Electrical Boxes
 - a. John Horvath went to Mountain View Electric, and determined the boxes are not theirs. Donala Water was also asked if they knew who owned them, but they didn't. John believes they are cable/telecommunication boxes and is having trouble getting information from Comcast/Xfinity to determine if they are theirs. So John is still trying to determine who exactly is responsible for these boxes. Brian recommended utilizing the central locating service that marks underground infrastructure. John will look into that.
 - b. The Board is currently considering a vinyl wrap for the boxes or planting shrubs to hide them.

New Business:

1. Homeowner Good Neighbor Award or Recognition
 - a. Bob proposed making an award for good neighbors to encourage neighborly behavior. The Board discussed how to make this simple and fair and how it would work and be implemented. John Horvath suggested making it more of a recognition than an award where people could be recognized in the newsletter, via a certificate, or on the website. The Board agreed this was a good idea and information would be put in the next newsletter. The recognition will not include any monetary reward.

Topics from the Floor:

2. Welcome Letters
 - a. Lisa requested that the HOA print the welcome packets so she would no longer have to use her personal printer. John and Brian noted this is possible, but there may be a minimum printing requirement.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, November 1st, 2023.

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

//signed//

Andrew P. McNabb
Secretary, GNHOA