

GNHOA BOARD MEETING MINUTES
September 4, 2024

Board Members Present: John Rickman, Brian Bleike, Lisa Cole, Bob Dahl, Bob Swedenburg, John Horvath, Bill Goettlicher, Blair Dinkins, Tim Marburger, Rich Johnson

Board Members Excused: Carroll Clabaugh, Andy McNabb, Don Richardson

Guests Present: None

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

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

Meeting Minutes: The August 2024 meeting minutes were approved after one correction.

Treasurer's Report (Brian):

1. Checking Account balance: \$94,062.85. Savings Account balance: \$77,916.05.
2. Brian is processing payments for the July 2024 billing cycle - approximately 86% complete as of August 31.
3. Delinquent account status:
 - a. Filed liens on delinquent accounts 4120, 4106, & 4022 as previously approved by the Board.
 - b. Received payments on delinquent accounts 3004, 4108 (just before lien filings) and 4022 (just after lien filing, lien is now released).
 - c. Large balances on accounts 7008 (15295 Jessie) and 4018 (15519 Jessie) are due to covenant violation fines.
 - d. Applying weekly fines to 4018 at \$75/week and 7008 at \$100/week.

Webmaster Report:

1. Resident Directory
 - a. The HOA has received 244 responses for the GNHOA Resident Directory, which is 50% completion. Of those, 32% have selected email, and 39% email content delivery.
2. Website Activities
 - a. Bob updated the Board on website updates.
3. Email Server
 - a. Bob updated the Board on email status.

Alert System Manager Report (Lisa): One alert was sent this month.

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

NEPCO Report (Bob):

1. The next NEPCO meeting is Saturday, Sep 14, 10:00 am to about noon at the Woodmoor “Barn” community center. The two guest speakers are: (1) Meggan Herington, Executive Director of El Paso County Planning and Community Development, Her office is responsible for county reviews of land development proposals, and the enforcement of land development code and county ordinances etc. (2) Kevin Mastin, Executive Director of El Paso County Department of Public Works. His office is responsible for transportation and stormwater infrastructure, road and bridge maintenance, snow and ice control, the Citizen Service Request process and compliance inspections etc. NEPCO is taking read-ahead questions from NEPCO member HOAs to be sent to the speakers. Questions should be sent to Bob Swedenburg no later than next Friday, Sep 6 by end of day. This is a great opportunity to get answers directly from our county speakers and engage in follow-up.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie:
 - The Board decided that weekly fines would stop once the front yard weeds have been addressed and the back yard is complete.
- Requests / Approvals
 - Approved new front steps at 15260 Copperfield

Filing 4 (Tim):

- Complaints / Violations.
 - 15375 Jessie Drive - 3rd Letter - Landscaping
 - 15527 Jessie Drive - 2nd Letter - Landscaping
- Requests / Approvals
 - 15440 Holbein - Approved Shed

Filing 8 (Andy):

- Complaints / Violations:
 - 15445 Desiree – 1st Letter – Trailer parked on property
 - 15510 Curwood – 1st Letter – Trailer parked on property
 - 15515 Curwood – 1st Letter – Trailer parked on property
 - 15450 Desiree – 1st Letter – Trailer parked on property
 - 15915 Holbein – 1st Letter – Trailer parked on property
 - 15505 Curwood – 1st Letter – Mattress on side of house
 - 15950 Holbein – 1st Letter – Unsightly/Unmaintained yard
- Requests / Approvals:
 - 801 Timbertop – Approved exterior screens and awnings

Filing 9 (Carroll):

- Complaints / Violations
 - None
- Requests / Approvals
 - 14625 Bermuda Dunes Way - Approved exterior paint

Landscaping and Maintenance Report:

1. Area Maintenance:
 - a. Don was absent from the meeting but reported the following via email:
 - b. Last month I intentionally did not make any expenditures on area maintenance since we had already exceeded our budget “buckets”. I advised Juan that we would likely be making some “modest” trail improvements after Sept 30th (new fiscal year), but only to deal with specific erosion issues, so as to be in better shape as we head towards winter. Also let him know we likely are not going to do the cement trail work below Alcott stair way for “a while”. I advised Jeremy (Cajun Cutters) that we would hold off till about mid September for a final “cut”. So, I’ll likely recall him next week to schedule that cutting... to include a Jakes area cleanup.
2. Algae Management
 - a. Tim recommended that it is time to install bubblers.
 - b. Don sent the following input via email: I spent some time observing the GCA. Pond “bubbler” next to Mission Hills. It’s been there for (probably) 35 years. Heck, 25 years ago, I owned a home right near it on Mission Hills - was pumping away then. The water looked good and it’s a nice “visual”. SOooo ... I recommend we move up on our priority list placing bubbler’s in BOTH Jake’s and the lower retention pond. Ideally, we could get them solar powered, and perhaps timed for just daytime operation. Would even vote to add another bench to the lower pond area.

Improvement Projects:

1. Signpost Replacement
 - a. Bob reported that since the last meeting when the board approved the quote for the second phase of the signpost restoration project, John signed the new contract, Bob met with the crew to review the work and two signposts along the chain link fence were removed from the quote, John obtained the bond and the certificate of insurance and then applied for and received the county permit to work in the right-of-way, and the Work Zone Traffic Control contractor began work Sep 3rd. Bob is inspecting their work.
2. Gleneagle Drive Drainage Clearing
 - a. This project will be accomplished next year.
3. Filing 3 Entrance:
 - a. Lisa had no updates on this project.

Old Business:

1. Short-Term Rentals – Potential Covenants Change
 - a. The HOA lawyer will provide options that we will discuss at the next meeting.
2. Annual Meeting
 - a. The time and date is set for October 16 from 7PM - 9PM.

New Business:

- None

Topics from the Floor:

- Bob discussed back plates on the sign posts.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, October 2nd, 2024.

Adjournment: The meeting was adjourned at 8:20 pm.

//signed//

Andrew McNabb
Secretary, GNHOA