

**GNHOA BOARD MEETING MINUTES**  
**April 5, 2023**

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

**Guests Present:** None

**Board Members Excused:** John Horvath

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 March 2023 meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through March 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: \$78,911.69. Savings Account balance: \$87,581.62.
2. Brian continues to process the January 2023 payments, which are approximately 92% complete at the end of March. Brian sent 69 2nd statements for overdue accounts on March 10<sup>th</sup>, with several processing in late March.
3. Delinquent account status:
  - a. Account 3011 – The HOA received two partial payments for a total of \$150 in March. The account balance is now just under the amount for two billing cycles. No communications regarding the payment plan for the remainder of the balance. A lien was filed in mid-2022.
  - b. Accounts 4147, 4121, 4102 are now in delinquent status. Brian requested the Board approve a delinquent warning notice for these accounts, which was unanimously approved.
4. Brian is analyzing options and costs for a QuickBooks upgrade. The HOA currently uses QuickBooks Desktop 2020, which is nearing end-of-life and will have limited support after May 2023. He is considering the online and desktop versions of QuickBooks, which both require annual subscription fees with QuickBooks' current licensing model. There are significant cost increases from the legacy license model to get a version with required features like Batch Invoicing and Reporting.
5. The HOA still has not received the expected information from GFL on CPI-based cost increases for the 2023 trash and recycling service costs.

6. Brian also reviewed checks, deposits, income, and expenses for March 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 - 53%
  - b. Bob and Andy are still researching alternative email systems.

**Alert System Manager Report (Lisa):** Two alerts were sent this past month.

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

**NEPCO Report (Bob):**

1. The recent NEPCO meeting discussed the details of the merger of fire districts, a lengthy process that won't be complete for many months. The Board discussed having a guest speaker on this topic for the October HOA Annual Meeting to inform GNHOA homeowners about the changes and their impact on residents.
2. 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.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15295 Jessie – Blair noted that the landscaping plan had been approved for this address, but work had not yet started.
- Requests / Approvals
  - None

Filing 4 (Tim):

- Complaints / Violations
  - None
- Requests / Approvals
  - 15228 Paddington – Approved landscaping.

Filing 8 (Andy):

- Complaints / Violations:
  - None.
- Requests / Approvals:
  - 16015 Holbein – Approved paint and siding.

### Filing 9 (Carroll):

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

### **Landscaping and Maintenance Report:**

#### 1. Area Maintenance

- a. Don plans to meet with Cajun Cutters on spring maintenance and cleanup projects.
- b. John briefed the board about dead trees in the common area between Jessie and Desiree Dr that could cost approximately \$3,000 to remove. John will get with the contractor to finalize the details.
- c. Andy briefed the board on a fire that kids reportedly set in the common area between Desiree and Jessie. Fortunately, a couple of neighbors immediately saw the smoke and went out with shovels to attack the fire, which was out by the time the fire department showed up. It's also fortunate that this was in one of the wet areas of the open space on a day without much wind.

#### 2. Gleneagle Drive Drainage:

- a. Mark briefed the Board on the drainage ditch adjacent to Gleneagle on the west side of Gleneagle Dr. and south of Jessie. Issues with the maintenance of this ditch could be causing potential drainage problems that could be affecting water drainage in nearby areas with water seepage.
- b. The Board needs to devise a plan to address the portion of the ditch in the HOA area of responsibility and is working on finding a contractor.

### **Improvement Projects:**

#### 1. Sidewalk & Trail Renovation:

- a. Brian noted that the HOA received refreshed quotes for this project for the three identified sections that cost \$24,600 for all three areas (\$12,800, \$7,400, and \$4,400). This is a reduction in price from the previous quote.
- b. The board discussed these projects in terms of other priorities. Mark noted that we would need to coordinate and communicate with affected neighbors for the parts of the pathways that run adjacent to homeowner landscaping to ensure any concerns are addressed, as those homeowners had used material on their property that matched the HOA landscaping along the path.

#### 2. 2023 Project/Priority Review:

- a. The Board discussed the priority worksheet and the associated costs. After further discussion, Bob motioned to approve the two highest-priority sidewalk and trail restoration projects – discussed above - totaling \$20,200. Mark seconded. The motion passed unanimously.

### **Old Business:**

1. Underground Spring and Drainage Issues:
  - a. John briefed the board on the latest updates to this ongoing issue. John is trying to get the results of the ASD20 scoping of the drainage pipe underneath Jessie. The results are necessary to determine the next steps – if any - for what to do with the water issues in this area.
  - b. John will also contact Bill Sieck for a ballpark estimate of the cheapest mitigation plan, should that become necessary.
2. Resident Directory:
  - a. John is still working with Bob on the implementation of this.
3. Technology Improvements:
  - a. Bob asked the Board for potentially inexpensive solutions for an email alternative for the HOA. Andy has volunteered to help with research.
4. Insurance Coverage Replacement:
  - a. John updated the board on the change to the HOA insurance, which the Board previously approved. The insurance change will provide equivalent coverage for a greatly reduced cost.
5. Revised Artificial Turf Grass Rule:
  - a. John briefed the board on the changes to this rule, which are minor and meant to clarify the rule to be clearer, particularly regarding side yards and corner houses. The core of the existing rule remains the same and is intended only to approve artificial turf in backyards, consistent with current Colorado law. After review and discussion, Bob moved to approve the rule; Andy seconded. The vote passed with two nay votes.
6. Clean-Up Weekend and Chipping Day:
  - a. John briefed the Board on chipping day, which is scheduled for May 20<sup>th</sup>, and how the process will work. Details are already published on the website.

#### **New Business:**

1. May Newsletter Publication:
  - a. Lisa noted that newsletter inputs must be done by the end of this month to ensure the newsletter gets out in early May so that residents have it before the early summer events.
2. Shred-It Day:
  - a. Brian briefed the board on how the shred it day went, which was overall very good. The date for next year is already scheduled for April 20<sup>th</sup>, 2024.

#### **Topics from the Floor:**

1. Bob received an email from a Filing 3 homeowner who asked about emergency home procedures, education on utility safety, and whether the HOA can help. The Board agreed that homeowners should contact the relevant utility for assistance and that is outside the scope of what the HOA can do.
2. In light of the projects and priorities list and increasing HOA annual operating costs, Bob brought up the need for the HOA to collect additional funds to meet its obligations. Bob and other Board members noted that the HOA has seen increased prices due to recent

inflation and that assessments have not changed since 2017. Others noted that the neighborhood is getting older, and many things that were initially built need increased maintenance or replacement. After discussion, Bob proposed raising the base assessment by \$25 yearly starting next fiscal year. This would raise the base assessment from \$50 to \$75/year. Lisa seconded the motion. The proposal passed unanimously.

3. Tim noted that the resident who had maintained Jake's lake for years had recently passed away. Tim wants to look into what it would take to rename the lake officially in his name. If that is not realistic or possible, Tim would like to put a plaque on the bench next to Jake's Lake at his own expense as a memorial.

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, May 3<sup>rd</sup>, 2023.

**Adjournment:** The meeting was adjourned at 8:27 pm.

//signed//

Andrew P. McNabb  
Secretary, GNHOA