

GNHOA BOARD MEETING MINUTES
June 5, 2024

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

Board Members Excused: Andy McNabb, Don Richardson, Blair Dinkins, John Horvath, Carroll Clabaugh

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 7:05 pm by President John Rickman.

Meeting Minutes: The May 2024 meeting minutes were approved.

Treasurer's Report (Brian):

1. Checking Account balance: \$81,152.29. Savings Account balance: \$83,356.40.
2. Brian is continuing to process payments for Jan 2024 billing cycle - approximately 95% complete as of May 31.
3. Delinquent account status:
 - a. Received full payment for 1 of the 8 accounts that were delinquent as of May Board meeting, with 7 delinquent accounts remaining after sending account warning letters/emails homeowners in mid-Apr with payment or payment plan due date of May 17.
 - b. Brian moved that the BoD approve to discontinue recycling and file liens on accounts 4120, 4104, 4106, 4112, 4108, 3004, 4022 in mid-June if no payments are received. Brian made the motion, and Rich seconded the motion. The motion passed unanimously.
 - c. Large balance on account 7008 (15295 Jessie) is due to pending covenant violation fines which continue to be applied weekly; fines to be waived if required updates are completed by Jun 30.

Webmaster Report:

1. Resident Directory
 - a. The HOA has received 240 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, including the spring cleanup weekend. Bob also made other updates to the site.
3. Email Server
 - a. Bob updated the Board on email status which is good.

Alert System Manager Report (Lisa): No alerts were sent. John asked Lisa to put out an alert Thursday asking for help with the Spring Clean-up.

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

NEPCO Report (Bob):

1. Bob briefed the Board that the May NEPCO meeting featured an HOA attorney who presented the legislation from the 2024 session affecting HOAs. A written set of notes from the attorney should be forthcoming. The upcoming NEPCO meeting that will be on July 13th and will feature a panel of guest speakers on Trails, Open Spaces and Parks.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - 97 Seagull Circle - approved privacy fence to block Baptist Road
 - 25 Seagull Circle - Approved new exterior paint
 - 15370 Pompeii Square - Approved new garage doors
 - 15225 Jessie Drive - Approved trash can privacy fence and new stain on deck
 - 15430 Copperfield - Approved new stucco & color

Filing 4 (Tim):

- Complaints / Violations. Second letters of notification were sent to the following regarding yard violations, and John will send the third letter to them inviting the homeowners to appear before the board:
 - 15375 Jessie Dr
 - 15415 Holbein Dr.
 - 15519 Jessie Dr
 - 15527 Jessie Dr
- Requests / Approvals
 - None

Filing 8 (Andy):

- Complaints / Violations:
 - 15435 Desiree – 1st and 2nd letters sent for trash in yard. Cleaned up by end of the month.
- Requests / Approvals:
 - 15575 Curwood – Approved new roof
 - 15555 Curwood – Approved deck replacement

- 15420 Benchley – Pre-approved privacy fence pending house sale

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Don's report sent via email in absentia is below:

- a. Tree Removal: I walked both the east and west green belts with Paul today and here's the latest:
 - i. Paul should finish up the area below the Alcott steps tomorrow (Weds). I authorized an additional \$200 worth of dead bushes / trees closest to the walkway be removed.
 - ii. Per John, I received a request for the removal of 2 dead trees just south and east of the paved walkway bridge. Paul agreed to remove both in next couple of days, as he is already here with his crew completing the Alcott step area. OH, he'll also trim up a nearby tree that has a branch over the walkway.
 - iii. Large cotton wood damage along drainage creek due to last wind storm. The large broken limbs are a serious liability threat and could divert the creek. This is pretty hard work ; large diameter trunks / branches; climbing w/saws, etc and will cost about \$1,000.
 - iv. The Desiree tree removal (post windstorm). That went quickly and well right after the storm.
 - v. Paul will send a total bill for all work (itemized), which should total approx. \$2700.
- b. Holbein Drive Drainage Clearing & Repair
 - i. I've been in communication with "Great View" re outstanding projects and they have stated in their most recent email that they will start on the Holbein drainage ditch "clean out and erosion repair " on 21 June. REQUEST: As a courtesy, we should get someone to knock on nearby neighbors' doors to let them know the work will be starting on the 31st.
- c. Area Maintenance:
 - i. Grass cutting and weed spray (light dandelion and roundup along sidewalks). Jeremy did a good initial job, but we are close to needing another cut less than 2 weeks after. We can call him at any time , but I'm trying to conserve our cutting costs. The rains should reduce as we get further into summer and cutting requirements should also be reduced.
 - ii. We still need to "enhance" our breeze/ trail base, but I'll wait another few weeks, and revisit # of yards and cost.

2. Signpost Replacement

- a. Bob reported that he has yet to query two contractors on their interest to perform the second phase of the signpost replacement. He will try to get this done next month.
 - b. Bob stated he has talked to two handymen about installing street sign backboards on four signposts and drilling breakaway holes on 14 signposts. He has yet to get a reasonable estimate and is seeking more handymen.
3. Algae Management
- a. Tim stated that the algae mitigation is still working just fine in Jake's Lake and John's Pond.

Improvement Projects:

1. Gleneagle Drive Drainage Clearing
 - a. Nothing new to report.
2. Filing 3 Entrance:
 - a. Lisa briefed the Board on the response from Wade Genova of Rocky Mountain Stone Art proposing a fence to shield the boxes and an engraved stone slab as the entrance sign. The board asked Lisa to confirm the setback clearance required between the fence and the electrical boxes for workers, and the required width of a gate in the fence.

Old Business:

1. Resident Directory
 - a. No significant updates.
2. Short-Term Rentals – Potential Covenants Change
 - a. John stated he will have a draft covenant amendment for review at the next board meeting. The board discussed the process of door-to-door vs mailing to inform owners.
3. Chipping Day – May 18th
 - a. John stated that this event went very well.
4. Clean-Up Weekend – June 8th and 9th
 - a. John stated that we still need volunteers to help and asked Lisa to send out an alert and a sign-up link.

New Business:

1. Green Thumb Awards
 - a. The Board selected July 8-14 as the evaluation period for the awards.

Topics from the Floor: None

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, July 10, 2024. NOTE that this is the second Wednesday of July to account for the 4th holiday.

Adjournment: The meeting was adjourned at 8:21 pm.

Minutes composed by Bob Swedenburg in Andy's absence.

//signed//

Andrew McNabb
Secretary, GNHOA