

GNHOA BOARD MEETING MINUTES
May 5, 2021

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

Guests Present: None

Board Members Excused: Bob Swedenburg, Carroll Clabaugh

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Minutes (Andy): The minutes of the April 7, 2021, meeting were approved as presented.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of April 2021. This is a short summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

- a. Checking Account balance: \$103,306.38. Savings Account balance: \$131,455.58.
- b. Still working on payments for first cycle 2021 – currently about 90% complete.
- c. Delinquent account status:
 - a. Liens filed for 3 accounts.
 - b. 10 accounts are now at least 2 cycles past due.
 - c. Board unanimously approved a motion to send warning letters to the 10 accounts.
- d. Completed the HOA tax filing
- e. Completed analysis of electronic payment options.
- f. Brian is still talking to 1st Bank about transferring accounts and working out details.

Brian also reviewed checks, deposits, income, and expenses for April 2021.

Webmaster Report (Bob Dahl):

- Website Updates: Bob provided an update on the website and detailed various updates to the website.
- Document upload training: Bob scheduled training for interested ACC's and board members for May 11th, to allow them to upload documents to the website.

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

Welcome Packages Report (Lisa): Lisa mailed two Welcome Packages last month.

Newsletter (Lisa): The next Newsletter will be in May. Board members were asked to provide inputs ASAP.

NEPCO Report (Bob): Bob was absent from the meeting – no updates to report.

ACC Reports:

Filing 3 (Blair):

- 15265 Jessie Dr – Approved putting new house numbers up.
- 15130 Steinbeck Ln – Approved installing gazebo over a patio.
- 15115 Jessie Dr – Approved adding concrete to driveway and installing new landscaping rock and flower bed.
- 64 Seagull Circle – Approved front deck replacement.

Filing 4 (Tim):

- 15583 Jessie – Approved roof replacement
- 15350 Paddington – Approved roof replacement
- 15475 Paddington – Approved fence replacement
- 15519 Jesse – Covenants Violation. The owners have not responded to multiple letters but are not overdue on HOA dues payments, so they have been receiving mail. Tim will follow-up this month.

Filing 8 (Andy):

- 801 Timbertop – Approved landscaping.
- 15430 Curwood – Trailer parked in side yard. However trailer was moved. Andy will continue to monitor and follow-up with a formal letter if necessary.

Filing 9 (vacant): No activity reported this past month.

Old Business:

1. Landscaping and Maintenance Report (Don Richardson):
 - i. General Cleanup & Maintenance: Don reported that he coordinated with Gary about various issues, including adding benches up at Jakes Lakes.
 - ii. Homeowner assistance: Brian Bleike noted that a homeowner asked if it would be ok to assist with cleanup and maintaining a section of HOA space behind his home. Board approved this after discussion about insurance requirements which determined that board approval was necessary for insurance compliance.
2. Storm Water Damage Repair Update (Mark Keller):
 - i. The contractor is ok with the proposed contract, but the process is currently waiting for scheduling before the contract can be signed. The current estimate is that work will start in May and be complete in August, weather dependent, but that needs to be finalized in the contract.
3. 2021 Noxious Weed Spraying (Mark Keller):
 - i. Mark contacted the contractor from last year and Mark is coordinating for additional work this year.

- ii. Mark noted there are fewer new plants this year, so the spraying was effective. Mark spent time clearing some areas to improve access for the contractor to areas that the contractor could not get to last year. Additionally, there was discussion on how to get the contractor access to the open space areas near Alcott Ct – an area that could not be treated last year.
- 4. Shred-it Day After-Action (Brian Bleike):
 - i. Brian noted it was a good success with a lot of good feedback from residents.
- 5. Spring Cleanup Planning (John Rickman):
 - i. John reported that the event is still scheduled for June 5th and 6th. Lisa created a sign-up list for volunteer helpers, which she will launch when the newsletter goes out.
- 6. Artificial Grass Rule (Bob Swedenburg):
 - i. The completed and formatted rule regarding the HOA policy for artificial turf grass was discussed by the board. A motion to approve the rule was written was passed by a vote of 9 in favor and 1 opposed. The rule was adopted.

New Business:

- 1. Playground Equipment Repair (John Rickman):
 - i. John presented pictures of damage to the HOA playground equipment, which was some missing bolts and two broken panels, which were probably damaged due to vandalism.
 - ii. John contacted the original vendor, but parts aren't made for this design anymore and a custom replacement from the original vendor is cost prohibitive. John recommended contacting a local company to have a replacement panel fabricated and volunteered to research and coordinate that. However, it was noted that the playground equipment is covered by insurance, so John will also look into filing a claim to cover the cost.
 - iii. The board also discussed the possibility of replacing the playground equipment completely – estimates for replacement cost is around \$7k-\$8k not including installation. After discussion, the board concluded that a formal proposal with costs would be needed before considering this alternative.
- 2. NEPCO Traffic Calming (John Rickman):
 - i. John provided a summary of the situation which was relayed earlier via email. GNHOA decided to support the traffic calming initiative.
 - ii. Additionally, the possibility of traffic calming measures on Gleneagle drive was discussed, in particular, the area near Antelope Trails Elementary. Tim Marburger will conduct research on this topic and report back to the board.
- 3. Tree Removal Program Continuation (John Rickman):
 - i. John noted that the previous contractor is willing to do another tree removal program and noted that a few homeowners expressed interest. John will coordinate with the contractor to do another program this year, similar to what was done last year.
- 4. ERA Shields Block Party Proposal (John Rickman):

- i. The board discussed the proposal from ERA Shields to hold a block party at Antelope Trails. After discussion the board agreed to have an HOA presence for outreach purposes but is not interested in selling food or other items as that has tax and liability implications for the HOA.

Topics from the Floor:

1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, June 2, 2021.**

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

Approved by a majority vote of the Board of Directors on June 2, 2021.

//signed//

Andrew P. McNabb
Secretary, GNHOA