

GNHOA BOARD MEETING MINUTES
October 5, 2022

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

Guests Present: None

Board Members Excused: Mark Keller, Carroll Clabaugh

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.

Minutes (Andy): The September meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through September 2022. 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: \$86,902.80. Savings Account balance: \$96,764.63.
2. Brian noted that the HOA is about 91% complete for the July 2022 billing cycle. Brian added late charges for ~65 overdue accounts and sent second statements for Jul 2022 billing cycle on Sep 10.
3. Delinquent account status:
 - a. Continuing to receive two scheduled monthly payments for account 8113 according to the payment plan.
 - b. Delinquent account 4099 update - no recent communications from the homeowner. The HOA received letter from El Paso County regarding the planned foreclosure auction sale of the property in Jan 2023. GNHOA must file a Notice of Intent to Redeem letter with the County after the sale to collect delinquent funds based on the lien.
 - c. Received full payment on delinquent account 4120 in late September; lien has been released.
 - d. No recent payments or communications from delinquent account 3011.
 - e. Eight overdue accounts became delinquent after Sep 10 - no communication so far from these homeowners regarding payment intentions. Brian requested Board approval to send delinquent account warning letters to homeowners, including the warning about recycling service cancellation.
4. Brian completed the fiscal year 2021-2022 income/expense updates – the details are in the Treasurer's report.

5. Brian updated GNHOA Projects & Priorities spreadsheet with the latest project list, estimates, and funding allocation recommendations for review and decisions by Board. Brian added columns for funding sources/allocation and updated the available fund's analysis for Operations and Stormwater.
6. Brian also reviewed checks, deposits, income, and expenses for September 2022 and answered questions from the Board.
7. Brian and the Board discussed the 2022-2023 budget. The Board unanimously approved the budget.
8. The board also discussed the Projects and Priorities spreadsheet and made a few adjustments. These will be discussed and summarized at the annual meeting.

Webmaster Report (Bob Dahl):

- Email:
 - Bob updated the board on email usage and will check on a potential problem with one of the ACC email accounts.
- Website Updates:
 - None

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

Welcome Packages Report (Lisa): Lisa sent or delivered two welcome packages this past month.

NEPCO Report (Bob):

- The next NEPCO General Membership Meeting will be held at the Woodmoor Barn on Saturday, 12 Nov. Guest speakers are County Commissioners Stan VanderWerf and Holly Williams, speaking on county achievements and county issues in the northern part of El Paso County. Also, Board elections will occur – any member of the GNHOA Board interested in also serving on the NEPCO Board can contact Bob.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie Drive - unsightly yard - 3rd Notice sent - no response from the first two
 - 15285 Jessie Drive - debris was thrown into the common area - 1st Notice Sent
 - 15115 Jessie Drive - camper parked in the driveway - 1st Notice Sent
 - 15350 Churchill Drive - unsightly yard - 1st Notice Sent
- Requests / Approvals
 - 15365 Copperfield Drive - Exterior Paint/Trim Approved
 - 15265 Jessie Drive - Landscape Changes Approved

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
 - None
- Requests / Approvals:
 - 15565 Curwood Dr - Approved Re-roof
 - 15380 Benchley Drive – Approved landscaping

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Underground Spring and Drainage Issues:

- a. Bill Hoffman was not present at the board meeting as he was out of town, but he provided the following input, quoted below:
 - i. *The three test holes were drilled on Friday, September 23. Mark and Don stopped by, and I talked with them about the conditions found. Pretty much as I expected. A less than 5-foot-thick layer of sand that lets water flow over something that stops vertical flow. The underground water elevation in the area is the same as seen in the wet area. Water surfaces in low areas where the cat-tails are. The walking path to the south is higher which is why it is dry.*
 - ii. *My concept remains the same; to put in subsurface pipes in the "Y" of the seepage spots and discharge to the creek which is about 10 feet lower. Filling the shallow swales where the cat-tails are is one option to lessen the depth of the drains. Lab testing is underway, and I still want to see if water levels drop over the next few months to develop details for the drain depths and cross-sections*

2. General Cleanup & Maintenance:

- a. No updates.

2022 Improvement Projects:

1. Signpost Replacement Agreement:

- a. The contractor, Work Zone Traffic Control (WZTC), notified Bob that they had received all the materials but due to a very busy schedule and a labor problem with finding people to hire, they cannot start yet. They will try to get started by the end of October.

2. Filing 3 Entrance Improvements

- a. Brian updated the board and again relayed the difficulty of permitting and getting approval for any work in this area. Notably, Brian related a requirement for a setback for any sign, which would make doing the project impossible. Several board members noted that none of the existing signs have this setback. Research will continue, but this project does not look promising at this stage.
- 3. Trail Stairs Replacement:
 - a. Brian updated the board on the bids received. The board discussed the project and unanimously approved going with the bid from Great View Landscaping for \$11,500.

Old Business:

- 1. Resident Directory:
 - a. John did not have any major updates.
- 2. Drainage Channel Tree Replacement
 - a. The board decided not to act on potentially purchasing and installing new trees until after the underground spring and drainage issues near the playground off of Jessie were dealt with.
- 3. Jesse Drive Resurfacing
 - a. Bob updated the board on the county's progress on this project. Bob said he has no idea when the project will be completed but they seem to be doing a good job at what they have done to date.
- 4. Short Term Rentals:
 - a. John updated the board on the draft rule he had written and sent to the HOA lawyer for review and the lawyer's response and recommendations. The Board discussed the issue and decided that the rule would be the best course of action for now. John would work on some revisions to the rule and send them to Board members before the next meeting. Additionally, this topic will be discussed at the Annual Meeting.
- 5. Annual Meeting:
 - a. John gave an update on the annual meeting, and planning is proceeding smoothly and as expected. John would work with the Board to finalize the slide presentation during the next week.

New Business:

- 1. None

Topics from the Floor:

- 1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, November 2nd, 2022.

Adjournment: The meeting was adjourned at 9:08 pm.

//signed//
Andrew P. McNabb
Secretary, GNHOA