

GNHOA BOARD MEETING MINUTES
April 6, 2022

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

Guests Present: Robert Hampson

Board Members Excused: Carroll Clabaugh & Tim Marburger

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

Opening Remarks: The meeting was called to order at 7:02 pm by President John Rickman.

Minutes (Andy): The March 9th, 2022 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through March 2022. This is a short summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$80,105.08. Savings Account balance: \$104,199.42.
2. Brian noted the HOA is about 93% complete for the January 2022 billing cycle.
3. Delinquent account status:
 - a. Previously approved lien was filed on account 7009. After filing the homeowner promised full payment by the end of March, but not payment was received.
 - b. Brian noted that there has been no response from account 3011 after the \$100 partial payment in early March. Written request for payment plan mailed to homeowner along with the second statement – no response received so far.
 - c. Brian noted the HOA continued to receive the scheduled monthly payments for account 8113 based on the agreed payment plan.
 - d. Multiple overdue accounts are due for delinquent warning letter. Brian motioned to approve letters for accounts 4120, 4147, 3106, 4112, 4122, 8032 and 8010. Motion was seconded by mark. Motion passed unanimously
 - e. Brian updated the situation with delinquent account 4099 where the homeowner is deceased. The homeowner's daughter is planning to sell the property soon and agreed that the owed funds would be deducted at closing if the property sells before June 30th.
4. Brian noted that designated stormwater maintenance funds will be kept in a separate savings subaccount. Brian added \$12,075.00 to the fund balance.
5. Brian also reviewed checks, deposits, income, and expenses for March 2022.
 - a. Brian noted that legal and snow removal costs are running higher than expected due to storm frequency and covenant enforcement activity.

Webmaster Report (Bob Dahl):

- Comcast Email Blocking:
 - No issues this past month, but Bob continues to monitor the situation.
- Website Updates:
 - Bob updated the board on the status of the website hack recovery. He relayed the website software was updated to a newer current version, but not the newest version due to an incompatibility.
 - Email usage is at 63%. Bob reminded board members to clean out old emails.

Alert System Manager Report (Lisa): There were no alerts sent this past month.

Welcome Packages Report (Lisa): Lisa mailed three Welcome Packages.

Newsletter (Lisa): The next newsletter is scheduled for May 2022.

NEPCO Report (Bob):

- Bob updated the board on March 19th NEPCO meeting which discussed several important county-wide programs. A summary of the meeting was previously sent to Board members.
- The next NEPCO meeting is May 14th.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - 5 Seagull Circle – Approved a deck replacement
 - 15220 Bovary – Approved a roof replacement
 - 15335 Copperfield – Approved a tree replacement
 - 15225 Copperfield – Approved a roof replacement

Filing 4 (Tim): Absent from meeting – no report

Filing 8 (Andy):

- Complaints / Violations:
 - 15565 Curwood Dr – 1st letter – loose dog
- Requests / Approvals:
 - 15550 Benchley - Approved Driveway Extension
 - 16015 Holbein Drive – Approved a garage door replacement
 - 15455 Desiree Drive – Approved house paint

Filing 9 (Carroll): Absent from meeting – no report

Old Business:

1. Landscaping and Maintenance Report (Don):

- i. General Cleanup & Maintenance:
 - i. Don updated the board about discussions with Gary regarding planning for spring maintenance and cleanup including the following items:
 1. Some sidewalks have a buildup of sand from snowplows causing a potential safety hazard. Will coordinate getting this removed.
 2. Removal of downed branches and plant debris/waste in GNHOA areas.
 3. Refreshing mulch beds at the playground and other mulched areas.
2. Sitting Benches (Don):
 - i. Don briefed the board on benches for HOA areas – Don proposed three benches costing approximately \$528 each including delivery. Gary would install with help from a volunteer. Installed price would be approximately \$625 each.
 - ii. John and others noted that this was the best price available currently.
 - iii. Don moved to acquire three benches with a total installed cost not to exceed \$625 per bench (\$1875 total). Andy seconded. Passed unanimously.
3. Storm Water Damage Repair Update (Mark):
 - i. Mark updated the board on the project's current state. The contractor has knee surgery near the end of the month which may delay completion.
4. Filing 3 Entrance Improvements
 - i. Brian briefed the board that of the four potential contractors, two indicated an intention to bid. But no bids have yet been received. Brian will follow-up with the contractors.
5. Signpost Replacement Agreement
 - i. Brian briefed the board that of the five potential contractors, three indicated an intention to bid. But no bids have yet been received. Brian will follow-up with the contractors.
 - ii. The next sign-post committee meeting is scheduled for April 13th.
6. Shred-It Day (Brian):
 - i. Brian noted the only outstanding item was signs to announce the event, which will be determined this week.
7. Spring Cleanup (John):
 - i. John noted that the dumpsters have been ordered. John still needs to contact the Fire Department about coordinating for use of their wood chipper and assistance.
 - ii. Bob noted that he can contact the county to see if a hazardous waste truck could come out to collect paint and other materials on either Friday or Saturday.

New Business:

1. 2022 Weed Spraying (Mark):
 - i. Mark got an estimate from the contractor who did spraying last year for the same price as last year (\$3,300). Mark booked the contractor to start in May.
2. May Newsletter deadline (Lisa):
 - i. Lisa asked to get all inputs by April 22nd to ensure there is enough time to get the newsletter out before the Spring Cleanup event.
3. Dog Poop Bag Stations (Don):

- i. Lisa found dog waste stations online for about \$250 each, which could help address the problem of dog poop being left in the common areas.
- ii. Mark noted that they are an ongoing maintenance and cost issue in terms of collecting the bags of waste and restocking bags.
- iii. John noted that a resident had suggested putting up signs reminding people to pick up after their dogs.
- iv. Robert noted that people leave bags on the ground and thinks signs and waste stations are unsightly and likely will not solve the problem.
- v. The board will table this idea and discuss at the next meeting.

Topics from the Floor: None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, May 4th, 2022.

Adjournment: The meeting was adjourned at 8:02 pm.

Approved by a majority vote of the Board of Directors on May 4th, 2022.

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Andrew P. McNabb
Secretary, GNHOA