

GNHOA BOARD MEETING MINUTES
December 6, 2023

Board Members Present: John Rickman, Brian Bleike, Carroll Clabaugh, Lisa Cole, Bob Swedenburg, Blair Dinkins, Andy McNabb, John Horvath, Bill Goettlicher, Don Richardson, Rich Johnson.

Guests Present: None

Board Members Excused: Bob Dahl, Tim Marburger

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

Opening Remarks: The meeting was called to order at 7:00 pm by President John Rickman.

Meeting Minutes: The November 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through November 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: \$57,843.97. Savings Account balance: \$82,393.93.
2. Brian is finishing up processing payments for the July 2023 billing cycle, which was approximately 92% complete at the end of November. Overdue payment volume is higher than in previous years – Brian will send another round of reminder emails.
3. Delinquent account status:
 - a. Account 4147 is still in delinquent status - no responses from the homeowner after several statements and warning letters. Lien filed in June 2023.
 - b. Accounts 3123, 8077, and 4115 are in delinquent status. Brian sent delinquent account warning letters, as previously approved by the Board, with a due date of Dec. 31st.
 - c. Filed lien on account 7008 due to a large balance from recurring covenant violation fines. Brian emailed a statement and recorded the lien to the property management company.
4. Brian input the first two batches of homeowner contact information submissions into QuickBooks. As of Nov 19, about 32% of homeowners submitted contact information. So far, 20% of total homeowners opted for all notifications via email, 1% opted for billing emails only, 6% opted for other email content (newsletters, meetings) only, and 5% selected no emails.
5. Brian completed annual registrations for the State of Colorado and HOA registration.
6. Brian also reviewed checks, deposits, income, and expenses for November 2023 and answered questions from the Board.

Webmaster Report

1. Website Activities
 - a. Bob was absent from the meeting but reported he is still working with Brian to implement the email contact system.
2. Email Server
 - a. Current Email Server Usage is within norms.

Alert System Manager Report (Lisa): No alerts were sent this month.

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

NEPCO Report (Bob):

1. Bob reported that NEPCO held its bimonthly meeting on November 11 with County Commissioner Holly Williams as guest speaker, accompanied by Kevin Mastin, Dept of Public Works, and Meggan Harrington, Dept of Planning and Community Development.
2. They addressed many county issues and answered many questions. The good news is that Holly Williams said the county is listening to NEPCO recommendations, and they will indeed push for a required neighborhood meeting with the developer on new proposed developments in the new county code that is being written. Also, Kevin Mastin said that DPW intends to have a schedule posted on its website in January showing when each residential street is expected to be resurfaced.
3. The next NEPCO general meeting will be on January 20th, with expected speakers from the Sheriff's office.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15205 Churchill – Trash Cans
 - 15195 Jessie – 2nd Notice, Trailer
 - 15130 Copperfield – Trash Cans
 - 15295 Jessie Update: Blair briefed the Board on developments with the property management company, which has still not resolved the issues, but they are communicating with the HOA. The company says they cannot do the work now since it is wintertime but did not have a response for why it wasn't done over the summer since the landscaping plan was approved in March, and this issue has been going on for almost two years.
 - The Board discussed the situation and decided to continue communication with the property management company and ask them to propose how they plan to resolve the situation.
- Requests / Approvals
 - None

Filing 4 (Tim):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15340 Holbein Dr – Approved a fence

Filing 8 (Andy):

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

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance
 - a. Don updated the Board on area maintenance and reported no significant updates.
2. Drainage Maintenance/Repair on Holbein
 - a. An estimate came in to clean up this drainage area, which came to \$4,300 just for a basic cleanout. The Board discussed the situation and decided to explore other options first, including talking to the County and Bill Hoffman.
3. Snow Removal
 - a. No updates to snow removal. Don reiterated that with this new contractor, that one call means everything gets plowed, even if unnecessary. So he's been holding off unless the snow is significant.
4. Underdrain Update
 - a. John briefed the Board that they are still getting quotes for repairing the pipe.

Improvement Projects:

1. Project Review:
 - a. The Board reviewed the project list, which only had one change over the last month. Most projects are awaiting quotes or when work can be started in the spring.
 - b. Don suggested a new potential project - a bridge over the ditch that runs adjacent to Gleneagle Drive and that he would research options.
2. Filing 3 Entrance:
 - a. John Horvath is still running down the ownership of the utility boxes and is not having any success.
3. Dog Poop Stations:
 - a. Tim was absent from the meeting, so there are no updates on this project.

Old Business:

1. Filing 9 Covenant Amendment
 - a. John Horvath noted that there are no significant updates and would not be until spring.
2. Short Term Rentals
 - a. The HOA had no updates, but the plan is to work on this early next year.
3. Holiday Lights Tour
 - a. Lisa briefed the board on the planning and organization of this project. The link for signing up is live and filling up.

New Business:

1. Filing 3 Holiday Decorations:
 - a. Before the meeting, a motion was made via email (Bob S) and seconded (Brian) to authorize the expenditure of a reasonable amount, later to be set at \$200, to purchase decorations for signposts in Filing 3. The votes received by email were 11 for and none against.
2. Golden Light String Contest:
 - a. Brian has the gift cards – 4 for each filing. The top winner will get a \$75 credit on their electric bill.
3. Trash and Recycling Gratuities:
 - a. The HOA will provide gratuities again for the trash and recycling personnel at \$75 each.
4. Good Neighbor Program
 - a. Bob submitted proposed wording for the Good Neighbor Recognition program for the next newsletter. The Board discussed the verbiage and suggested a few improvements.
5. January Meeting Date
 - a. The January 2024 meeting will be on January 3rd.

Topics from the Floor:

1. Privacy Fences and Sheds:
 - a. Rich asked about the policy for fences and sheds – John noted that filing 4 has different rules than other filings. This creates confusion when people in other filings see things in filing 4 that are not allowed in their filing.
2. Good Neighbors:
 - a. Bob asked the Board to watch for people who might be good candidates for the Good Neighbor Program.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wednesday January 3rd, 2024.

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

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