

**GNHOA BOARD MEETING MINUTES**  
**July 6, 2022**

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

**Guests Present:** Melissa Hill

**Board Members Excused:** Bob Dahl, Carroll Clabaugh and Tim Marburger

A quorum was present.

**Meeting Location:** The meeting was held via Zoom teleconference.

**Opening Remarks:** The meeting was called to order at 7:03 pm by President John Rickman.

**Minutes (Andy):** The June 9, 2022 meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through June 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: \$53,778.54. Savings Account balance: \$90,703.54.
2. Brian noted the HOA is still about 96% complete for the January 2022 billing cycle.
3. Delinquent account status:
  - a. Received a partial payment of \$100 on delinquent account 3011, but with no other communications regarding payment plan.
  - b. Received full payment on delinquent account 4112 with mortgage refinance transaction - payment received and recorded in early July so this isn't shown on the June report. The lien released and recycling service restarted.
  - c. Still receiving two scheduled monthly payments for account 8113 according to payment plan.
  - d. Delinquent account 4099 property sale was scheduled to close in May but was delayed to June, and delayed again. Full payment is expected with the settlement when it happens and the lien to be released at closing.
  - e. No communication from delinquent account 4120 regarding payment plan.
4. Brian prepared the July 2022 billing in QuickBooks and printed statements for mailing. Interest was added to delinquent accounts and pre-payments (credits) were applied to July invoices. The mailing to homeowners is planned for first week in July. The recycling service rate increased slightly to 58% of homeowners. The board reviewed the sample bill worksheet.
5. Brian noted that the final Stormwater repair payment was made to Sieck Contracting.
6. Brian also reviewed checks, deposits, income, and expenses for June 2022 and answered questions from the Board.

**Webmaster Report (Bob Dahl):** No Report – absent from meeting

**Alert System Manager Report (Lisa):** There were two alerts sent this past month.

**Welcome Packages Report (Lisa):** Lisa sent or delivered 1 welcome package this past month.

**NEPCO Report (Bob):**

- Bob mentioned that NEPCO will hold its next meeting on Saturday, July 9, 2022, at the Woodmoor “Barn” Community Center. The guest speaker will be Mr. K. C. Somers, Superintendent of School District 38, speaking on the status and the future of the school district. Also, the meeting will have a panel discussion on the pros and cons of using HOA management companies. Homeowners from member HOAs are welcome to attend. Bob will forward the minutes to the Board after the meeting.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15310 Copperfield - Landscaping dead, unsightly condition - junk around yard, garage door open overnight - first letter sent
  - 15295 Jessie Dr - Landscaping dead and yard covered in weeds - final violation letter sent
  - 15055 Copperfield - RV parked on street - communicated by email and situation is resolved
- Requests / Approvals
  - 15255 Copperfield – Approved artificial turf in backyard
  - 15245 Jessie Dr – Approved solar panels
  - 25 Seagull Circle – Approved deck Replacement

Filing 4 (Tim):

- Complaints / Violations
  - None
- Requests / Approvals
  - 15222 Paddington – Approved paint
  - 15580 Holbein – Approved stucco

Filing 8 (Andy):

- Complaints / Violations:
  - 15550 Benchley – Continued to monitor the situation with neighbor complaints and inspections by the PPRBD. Sent an email to the owner and contractor regarding the necessity to obtain permits for any required work.
  - 15420 Curwood – John coordinated with the corporate relocation company to ensure the yard is maintained.
- Requests / Approvals:

- 15570 Desiree – Approved solar panels
- 15745 Holbein – Approved landscaping
- 16015 Holbein – Approved a hot tub
- 15380 Benchley – Approved a deck replacement
- 15580 Desiree – Approved a deck replacement and landscaping

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

**Old Business:**

1. Landscaping and Maintenance Report (Don and Mark):
  - i. Pond Maintenance (Don):
    - i. Don discussed the requirements for pond maintenance and the Board discussed how best to approach this needed task. Don, Mark, and Brian will coordinate on a plan. Mark agreed to monitor the areas and pull out debris from the ponds as needed.
    - ii. The Board also discussed the possibility of an aeration system but there were concerns about cost, supplying power, and other issues.
  - ii. Sitting Benches (Don):
    - i. The third bench will be installed near the lower retention pond in the next few days.
  - iii. General Cleanup & Maintenance:
    - i. Don is still reviewing options for the trail stairs replacement.
2. Signpost Replacement Agreement:
  - i. Brian briefed the board about progress on developing a contract for the Work Zone Traffic Control, which was finalized and sent to the contractor last week. The HOA has not yet heard back from the contractor. Brian will follow up this week.
3. Filing 3 Entrance Improvements
  - i. Brian had no updates on this project and is still trying to coordinate with the county and other stakeholders for needed information in order to move forward.
4. Project Funding
  - i. The Board discussed the potential cost of various planned and desired projects in terms of prioritization. Brian and John noted that the HOA should have the funds for the expected projects so far and noted that inflation has affected the costs of both material and labor.
5. Stormwater Project Update
  - i. Mark noted the project is complete, fully paid for, and was approximately \$22k under budget. The initial plan is to use some of that money to replace some of the trees that had to be removed as part of the project.
  - ii. Bob noted that he and Mark discussed documenting the project for historical purposes that would be maintained by the HOA for future reference. Mark noted that Bill Hoffman was working on the document.
6. Resident Directory

- i. John has a few updates on this project and collected some information at the Spring Cleanup event.
- 7. Filing 4 Covenant Amendment and HOA Law Changes
  - i. John noted that the Filing 4 Covenants are actually CCIOA exempt, so an amendment is not necessary.
  - ii. Brian noted that the HOA currently charges 18% interest on liens and that the HOA can leave this as is. The Board agreed not to change that at this time.
- 8. Jessie Drive Repaving:
  - i. John noted that the project would happen, and that repaving was approved for a portion of this area. John noted that there are delays due to a change in contracting personnel with the county, so there is not yet a firm date for project initiation.
- 9. Tree Removal Project:
  - i. John noted that there are several dead aspens that need to be removed from HOA property. John is coordinating that work.
  - ii. John noted that there wasn't enough interest among residents for an HOA-sponsored tree removal program for residents.

**New Business:**

- 1. Street Parking (John):
  - i. John updated the board that the county is planning to pass an ordinance to regulate street parking in light of the recently passed HOA legislation by the State of Colorado. As it stands, the HOA has zero authority to enforce any on-street parking and the county does not currently have an ordinance to regulate use.

**Topics from the Floor:**

- 2. Short Term Rentals:
  - i. John noted that there is community concern regarding short-term rentals and the details regarding owner residency, types of rentals, etc. The HOA lawyer advised that the HOA could clarify the interpretation of the covenants via the bylaws. John will work with the lawyer to come up with a proposed bylaw amendment.
- 3. Green Thumb Awards:
  - i. Brian suggested Home Depot cards again this year for the standard amount and would notify the ACC reps when they would be ready for pickup.
  - ii. John reminded ACC reps they need to get the resident's names and addresses and provide them to Lisa for the newsletter.
- 4. August Newsletter:
  - i. Lisa reminded the Board that inputs for the August newsletter need to be received by the beginning of August.

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, August 3rd, 2022.

**Adjournment:** The meeting was adjourned at 8:35 pm.

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