

GNHOA BOARD MEETING MINUTES
March 6, 2024

Board Members Present: John Rickman, Brian Bleike, Lisa Cole, Bob Dahl, John Horvath, Andy McNabb, Bill Goettlicher, Bob Swedenburg, Blair Dinkins, Rich Johnson, and Tim Marburger

Guests Present: None

Board Members Excused: Don Richardson, 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.

Meeting Minutes: The February 2023 meeting minutes were approved.

Treasurer's Report (Brian):

1. Checking Account balance: \$95,287.05. Savings Account balance: \$82,455.57.
2. Brian is processing payments for the January 2024 billing cycle, with approximately 74% complete at the end of February. QuickBooks email reminders went out Feb. 24th and late charges will be added with email and regular mail reminder around March 10th.
3. Delinquent account status:
 - a. No delinquent accounts at the end of February.
4. Filed 2023 taxes using Form 1120-H, with \$45 taxes due from non-exempt bank interest income.

Webmaster Report:

1. Resident Directory
 - a. The HOA has received 221 responses for the GNHOA Resident Directory, which is 46% completion. Of those, 29% have selected email, and 35% email content delivery. The numbers are very similar to last month because Bob removed several duplicates.
2. Website Activities
 - a. Bob updated the Board on website updates.
3. Email Server
 - a. Bob noted the UI for the webmail has been updated.

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

Welcome Packages Report (Lisa): One welcome package was delivered this past month.

NEPCO Report (Bob):

1. NEPCO will hold its General Membership Meeting this Saturday, March 9, from 10:00 am to about noon, at the Woodmoor "Barn" Community Center at 1691 Woodmoor Drive. The board is pleased to announce that we will have two guest speakers addressing the current status of Colorado legislative actions that will impact HOAs. Andy Gunning, Executive Director of the Pikes Peak Area Council of Governments (PPACG), and Jared Verner, PPACG Public Information Officer and Director of Policy and Communications, will talk about their legislative affairs committee and what's happening now in the Colorado legislature that will affect HOAs and property owners.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15130 Churchill – 3rd notice for trash in the yard.
- Requests / Approvals
 - 46 Seagull Circle – approved front door replacement.

Filing 4 (Tim):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15383 Holbein – Approved landscaping and front door replacement

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 sent the following via email: I have reached out to Juan (Great View) and Jeremy (Cajun Cutters) and agreed to get together for separate walk / drive around in early April to coordinate / prioritize area clean ups and repairs. Obviously weather and late season snow to dictate precise get together.

- b. Don asks the Board members to provide input for any observed maintenance issues.
2. Drainage Pipe Repair
 - a. The HOA has received three bids so far for this project for \$6,250, \$6,737.26 and \$7,800. The HOA is still waiting on one more bid.

Improvement Projects:

1. 2024 Project/Priority Review:
 - a. No Updates
2. Algae Management – Tim noted that it’s now the time of year to put the barley straw in the ponds for algae management. He also discussed the dye options. Total cost would be approximately \$700 annually. This is the solution the USAF Academy has been using for years for their ponds. The Board approved a motion to spend \$700 for this project.

Old Business:

1. Resident Directory
 - a. Progress on this is slowly proceeding. The Board will likely send out additional letters to residents who have not yet registered.
 - b. The Board also discussed merging the alerts system with the new directory and how that would function. Bob will do a reconcile on the emails.
2. Short-Term Rentals – Potential Covenants Change
 - a. No updates – still waiting for pending legislation by the State.

New Business:

1. Clean-Up Weekend and Chipping Day
 - a. The Board discussed what the best dates would be for these events. After discussion the Board decided on June 8th and 9th for the Cleanup Weekend and the 15th of June as the first choice for Chipping Day followed by June 1st as the 2nd choice.
2. Discussion of Rental Policy
 - a. The Board discussed rental policies and potential policies for homes in the HOA and the various complications and situations that could arise. This was an open discussion as the Board is not taking any actions pending potential legislation by the Colorado Legislature.

Topics from the Floor:

1. None

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

Adjournment: The meeting was adjourned at 7:48 pm.

//signed//
Andrew McNabb
Secretary, GNHOA