

**GNHOA BOARD MEETING MINUTES**  
**Sept 6, 2023**

**Board Members Present:** John Rickman, Brian Bleike, Lisa Cole, Bob Swedenburg, Bob Dahl, Blair Dinkins, Mark Keller, Andy McNabb, John Horvath

**Guests Present:** None

**Board Members Excused:** Bill Goettlicher, Tim Marburger, 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 August 2023 meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through August 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: \$80,048.51. Savings Account balance: \$77,217.34.
2. Brian is Processing payments for July 2023 billing, which are approximately 76% complete at the end of August. Brian plans to send out reminder statements on Sept. 10<sup>th</sup>.
3. Delinquent account status:
  - a. Account 3011 – The HOA continues receiving partial payments; the balance is now less than one billing cycle. Will release the lien upon full payment with a \$0 balance.
  - b. Accounts 4147 and 4121 are still in delinquent status - no responses from homeowners after several statements and warning letters. Filed liens on both properties on June 20, as approved by Board in the June meeting. Brian will send reminder statements in September.
  - c. Jessie house – no progress.
4. Brian prepared the draft 2023-2024 fiscal year budget for review by Board.
5. Brian updated the analysis of end-of-fiscal-year budget-to-actual projections that align with previous expectations. The projections indicate slight increases in both income and spending over the year.
6. Brian also reviewed checks, deposits, income, and expenses for August 2023 and answered questions from the Board.

**Webmaster Report:**

1. Website Activities

- a. Bob showed a new webpage to allow residents to fill out the contact survey for the resident directory. Bob showed the page and form functionality, which looked good.
  - b. Bob also briefed the Board on website changes.
2. Email Server
- a. Current Email Server Usage is back within norms.

**Alert System Manager Report (Lisa):** Two alerts were sent this month. However, one alert did not go through. Lisa and Bob will look into the problem.

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

**NEPCO Report (Bob):**

1. The next NEPCO meeting will be on 9 Sept. The Monument planner will provide a brief on the planning process.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15030 Jessie Dr – 1<sup>st</sup> notice - yard
  - 15130 Copperfield Dr – 1<sup>st</sup> notice - yard
  - 15135 Jessie Dr – 1<sup>st</sup> notice- yard
- Requests / Approvals
  - None

Filing 4 (Tim):

- Complaints / Violations
  - 15430 Paddington Cir – 1<sup>st</sup> notice - weeds
  - 15375 Jessie – 1<sup>st</sup> notice - yard
  - 15335 Sostrin Ln. – 1<sup>st</sup> notice - yard
- Requests / Approvals
  - None

Filing 8 (Andy):

- Complaints / Violations:
  - None (several pending)
- Requests / Approvals:
  - 15750 Holbein – Exterior paint and landscaping.
  - 15540 Desiree – Roof

Filing 9 (Carroll):

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

## **Landscaping and Maintenance Report:**

### **1. Area Maintenance**

- a. Don was absent from the meeting, but sent the following info via email which is summarized below:
  - i. Don spoke with the contractor a couple of times to give more attention to entrance features and to plan for a detailed cut and clean up as we transition from summer to fall.
  - ii. Don spoke with Ryan Everett (who lives on Jakes Lake) about the algae problem. The discussion brought up the idea of allowing the algae to drain over into the spillway during a good-sized rainfall event.
  - iii. Brian and Don reviewed the proposed contract for snow removal with Great View. The hourly pricing is only \$5 more per hour, so we agreed to stay with Great View. However, the need for better coordination was discussed due to the “growing pains” of the previous season. And there are some differences with this contract and the previous arrangement with Gary Firth, who lives in the neighborhood, such as the inability to do “touch up” to go back and hit needed areas.
- b. Algae in the Ponds Update:
  - i. The algae problem has grown, and the HOA is looking at alternatives to address it in the short and long term. One inexpensive potential solution is to run water off the top of the lake, as suggested by Don in his email detailed above, instead of the bottom to wash it out. Additionally, in the future, algae can be prevented with straw bales and dye, which is a natural way to prevent formation.
  - ii. John will talk with the contractor who did the previous work to see if there is a way to shut off the underdrain to allow water to flow out from the top instead of the bottom of the lake.
  - iii. Bob noted the lower lake is also growing algae, so that will need to be monitored and potentially addressed.
- c. Underdrain Update:
  - i. There is still no resolution as to who owns the underdrain that needs to be repaired, but it’s likely the HOA will ultimately be responsible since the damaged portion is under HOA land.
  - ii. Water is still flowing high enough to prevent scoping – once the level reduces in the fall, the HOA can scope and assess the pipe's condition and develop next steps.

## **Improvement Projects:**

### **1. 2023 Project/Priority Review:**

- a. This spreadsheet is updated with the completion of recent projects. The Board discussed the remaining projects and prioritized them, including those that would utilize stormwater and operational funds. Several projects still need either

assessments or bids to be properly evaluated, so the Board focused on prioritizing based on impact and urgency.

**Old Business:**

1. Resident Directory:
  - a. In progress. As noted above, Bob completed the webpage contact survey.
2. Vegetable & Flower Gardens:
  - a. A majority vote approved this new rule, required by recent changes to state law.
3. Short-Term Rentals
  - a. John briefed that the advice from the legal council is that changing the covenants is the only path forward for preventing short-term rentals in the HOA. That will be a topic of discussion at the annual meeting before any action is taken.
  - b. John recommended formally rescinding the rule since the HOA cannot formally enforce it.
4. Annual Meeting
  - a. One proposed speaker for the annual meeting is the chair of the board of the Fire Department. Another is a D20 school board member to brief the residents on a proposed mil levy change. Due to time limitations, the Board agreed that the brief on the D20 mil levy is not possible.
5. Filing 9 Covenant Amendment
  - a. John Horvath briefed the Board on the homeowner proposal in Filing 9 to allow sheds. He will be assisting the homeowner who is sponsoring this change.
6. 2023-2024 Proposed Budget
  - a. Brian briefed the Board on the proposed 2023-2024 budget, which will include the additional \$25 assessment increase previously passed by the Board. Brian made some adjustments based on the experience this year and other factors. Brian distributed most of the additional income from the assessment increase to major projects and mowing and grounds maintenance. Additional funds were also allocated to cover expected projects for stormwater maintenance and repair.
  - b. The Board unanimously approved the proposed budget.

**New Business:**

1. None

**Topics from the Floor:**

1. None

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, October 4th, 2023.

**Adjournment:** The meeting was adjourned at 8:46 pm.

//signed//

Andrew P. McNabb  
Secretary, GNHOA