

**GNHOA BOARD MEETING MINUTES**  
**April 7, 2021**

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

**Guests Present:** Bill Hoffman

**Board Members Excused:** None

A quorum was present.

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

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

**Minutes (Andy):** The minutes of the March 3, 2021, meeting were approved as presented.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through the end of March 2021. This is a short summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

- a. Checking Account balance: \$ 108,236.92. Savings Account balance: \$131,451.26.
- b. Still working on Jan payments – at 88% for assessments.
- c. Issued Delinquent Account Recycling Discontinuation notices for two accounts (4099, 9061) with effective date of 04/19/21 to cancel service. The board previously approved issuing the notices in the March meeting.
- d. Brian discussed a proposal to change the GNHOA bank from Community Banks of Colorado (formerly People's Bank) to 1<sup>st</sup> Bank near King Soopers. The GNHOA President and Treasurer visited with a 1<sup>st</sup> Bank representative to gather information on general services, costs, value-added services. The representative indicated that a debit card could be issued to the President/Treasurer with the current GNHOA organizational status. They can also provide notary public services for our documents, and may be able to help with electronic payments via bank EFT. Brian sought board input on any potential concerns with making this change.
  - a. The board agreed the move would be advantageous to move to 1<sup>st</sup> Bank.

Brian also reviewed checks, deposits, income, and expenses for March 2021.

**Webmaster Report (Bob Dahl):** Bob provided an update on the website and discussed the following issues:

- Email: No issues reported with email or storage space.

- Website Updates:
  - ACC reports and miscellaneous items were updated on the website.
  - Bob will coordinate this month to train ACC representatives how to upload approval documents.

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

**Welcome Packages Report (Lisa):** Lisa mailed six Welcome Package last month. An additional one is being delayed until the new owners move in.

**Newsletter (Lisa):** The next Newsletter will be in May. Board members were asked to provide inputs before the next meeting.

**NEPCO Report (Bob):**

1. The next meeting is scheduled for the May 8<sup>th</sup> – the focus will be on growth in El Paso County. Three guest speakers are scheduled to cover this topic.
2. No new information on the Baptist Rd sound study.
3. Bob reported on a NEPCO petition to El Paso County for traffic-calming measures on the newly planned Furrow Rd extension to Higby. Bob will email details to the board.

**ACC Reports:**

Filing 3 (Blair):

- 15115 Jessie Dr – Approved removal of dead trees and pruning around the property.
- 15055 Copperfield Dr – Homeowner would like to do stamped sidewalk on the front of house and add a small patio area. The homeowner needs to move mailbox because of the work approved by Gaines (previous ACC representative). Homeowner told to let postmaster know and make sure to follow the mailbox guidelines.
- 15275 Copperfield – Approved backyard landscaping, and roof replacement.
- 15140 Steinbeck – Requested artificial grass in the front yard. The full ACC denied the request. The details and a proposed rule on artificial grass is discussed later in new business.

Filing 4 (Tim):

- 15350 Paddington Cir – Approved a roof replacement.
- 15475 Jessie Dr – Approved a fence install.
- 15460 Holbein Dr – Approved a fence install.

Filing 8 (Andy):

- 15525 Benchley – Approval for a roof.

Filing 9 (vacant): No activity reported this past month.

**Old Business:**

1. Landscaping and Maintenance Report (Don Richardson):
  - i. General Cleanup & Maintenance: Don reported that he would get with Gary Frith and other interested parties and board members for a walk-a-round near Jakes

Lake to discuss future projects and maintenance. The board also discussed various ideas area improvements, which Don will discuss with Gary.

- ii. Restoration of Trail Steps Near Dam: Don had no updates.*
2. Storm Water Damage Repair Update (Mark Keller & Bill Hoffman):
  - i. Bill, Mark and others toured the area last month with the contractor who provided a quote for the work. The details of the quote were discussed by the board with specific details about the work explained by subject-matter-expert Bill Hoffman.
  - ii. The details on structural work on the lake and upstream channel repair were discussed. The plan is for the current channel to be straightened with the eroded parts filled.
  - iii. The details on the proposed three additional check dams and their locations were discussed. The check dams are designed to help with future erosion and sedimentation.
  - iv. Bill Hoffman noted that a limiting factor was the requirement to limit the amount of disturbed earth to less than an acre – more than that will require a county permit. This might limit some of the re-sloping near the new check dams.
  - v. The current estimate is lower than earlier estimates at \$96,900.
  - vi. Details of a potential contract were discussed. The board voted to approve proceeding with the project with this contractor.
3. Baptist Road Sound Wall Repair (John Rickman): John reported that the wall was repaired.
4. By-Laws Review and Approval (John Rickman): John will plan a date for everyone's signatures for the official copy.
5. Shred-it Day (Brian Belke):
  - i. Brian reported no new developments and that the event is still scheduled for April 24<sup>th</sup>. Brian asked for an update to be added to the website. John recommended putting out an alert for residents the week before.
6. Spring Cleanup Planning (John Rickman):
  - i. John reported that he ordered the roll-offs and the dates are set for June 5<sup>th</sup> and 6<sup>th</sup>. The website will be updated with information and dates.

#### **New Business:**

1. Proposed Artificial Grass Rule (Bob Swedenburg):
  - i. The ACC met earlier in the month to discuss the artificial turf request at 15140 Steinbeck and what the HOA policy should be regarding artificial turf requests given that HOA and filing covenants do not specifically mention artificial turf. The ACC unanimously decided it was not appropriate in front and side yards, but could be considered for back yards that aren't visible from the street.
  - ii. Bob developed a proposed policy on artificial grass, which the board discussed and proposed amendments to. The board debated the merits of artificial grass generally as well as specific aspects of how it could be employed in terms of quality, durability.
  - iii. John noted the proposed rule does not have the necessary formatting and elements.

- iv. Tim made a motion that the board should approve a properly formatted rule regarding use of artificial grass that will be discussed and approved at the next meeting. This motion passed on a voice for with ten in favor and two opposed.
- 2. 2021 Noxious Weed Spraying (Mark Keller):
  - i. Mark reported that the teasel spraying this year would be approximately \$3300 according to the estimate from last year. The budget is currently \$3000. The board discussed the scope of work and that additional spraying may be needed west of Gleneagle drive as there are still areas that weren't sprayed last year.
  - ii. The board decided to approve up to \$3,500 worth of work and that if additional spraying was necessary that the contractor would submit a bid for additional work.
- 3. Baptist Fence/Wall Maintenance Rule (John Rickman):
  - i. John explained the need for a new rule as there is not an existing rule regarding responsibility for maintenance of fencing and the sound wall adjacent to Baptist road.
  - ii. John submitted a draft rule for consideration by the board. The board discussed and reviewed the draft rule and recommended some changes.
  - iii. John will make the necessary changes and submit the amended proposed rule for discussion and approval at the next meeting.

**Topics from the Floor:**

- 1. Pothole Repair Requests (Brian): Brian noted the significant number of potholes and asked that the procedures for homeowners to submit repair requests be included in the next newsletter as well as on the GNHOA website.
- 2. Sidewalk/Curb Repair (Blair): Blair requested information regarding sidewalk and curb repair procedures. Those procedures will also be included in the next newsletter as well as on the GNHOA website.

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, May 5, 2021.**

**Adjournment:** The meeting was adjourned at 9:21pm.

**Approved by a majority vote of the Board of Directors on May 5, 2021.**

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