

GNHOA BOARD MEETING MINUTES
August 7, 2024

Board Members Present: John Rickman, Brian Bleike, Lisa Cole, Bob Dahl, Bob Swedenburg, Andy McNabb, John Horvath, Don Richardson, Bill Goettlicher, Blair Dinkins

Board Members Excused: Tim Marburger, Carroll Clabaugh, Rich Johnson

Guests Present: None

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 July 2024 meeting minutes were approved after one correction.

Treasurer's Report (Brian):

1. Checking Account balance: \$83,733.00. Savings Account balance: \$77,896.84.
2. Brian is processing payments for July 2024 billing cycle - approximately 52% complete as of July 31.
3. Mailed 326 invoices (67%) and emailed 157 invoices (33%) for this cycle; still short of 50% email goal but improved from Jan 2024 period. Use of Zelle EFT payment method continues to increase with each billing cycle.
4. Brian also went over the annual budget which was pretty close to estimates.
5. Delinquent account status:
 - a. Received partial payment for 1 of 6 accounts that were delinquent as of the July Board meeting, with 5 delinquent accounts remaining. However, one payment is expected tonight.
 - b. Prepared lien filing documents for remaining delinquent accounts as approved by BoD in May. Recycling discontinuation for 3 accounts with optional recycling service planned for Aug 5. Lien filings pending with EPC.
 - c. Large balance on account 7008 (15295 Jessie) is due to pending covenant violation fines applied weekly through Aug 2. Fines to be waived if required updates are completed by specified date. Need to discuss ACC status and removal or continuation of fines, lien, and related dates – see below for more.

Webmaster Report:

1. Resident Directory
 - a. The HOA has received 244 responses for the GNHOA Resident Directory, which is 50% completion. Of those, 32% have selected email, and 39% email content delivery.

2. Website Activities
 - a. Bob updated the Board on website updates.
3. Email Server
 - a. Bob updated the Board on email status which is good. However, spam is becoming more of a problem, and Bob will try to block more of it.

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

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

NEPCO Report (Bob):

1. Bob briefed the board on the July 13th NEPCO meeting which covered trails, open spaces, parks and future projects. The planned nature center at Fox Run was covered. The next meeting is Sept. 14th and will feature the county planner and development to discuss roads.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15210 Steinbeck - 2nd letter sent regarding the pool that was installed.
 - 15425 Copperfield Drive - 2nd letter sent regarding yard
 - 15295 Jessie:
 - Blair updated the Board on the status of the landscaping, which was ongoing. Blair noted that the tenants were not upkeeping the new work. Most of the yard was weeds.
 - Additionally, the management company said they weren't doing the back yard, which was not conveyed up front to the HOA.
 - The Board discussed options going forward. The Board agreed that the company did not meet its obligations and would need to pay the accumulated fines for failure. Additionally, the management company will need to provide a date for actual completion of the required work. John will draft a letter to the Board for review prior to sending to the owners and management company.
- Requests / Approvals
 - 15130 Steinbeck Lane - approved exterior paint

Filing 4 (Tim):

- Complaints / Violations.
 - 15415 Holbein submitted a plan to cure the landscape violation that was approved.
 - 15375 Jessie Drive and 15527 Jessie Dr were given until August 31st to submit a plan to cure and demonstrate activity toward accomplishing the plan
- Requests / Approvals

- None

Filing 8 (Andy):

- Complaints / Violations:
 - None
- Requests / Approvals:
 - 15870 Holbein Drive – Approved paint

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance:
 - a. Don reported on updates on maintenance and various projects, cutting, and weed eradication.
 - b. Don briefed the Board on his communication with Great View landscaping on adding breeze to the trails in the HOA. The plan divided the project into four sections which could be done separately as money becomes available. Costs are variable depending on the type and amount of breeze.
2. Tree Removal:
 - a. Tree removal activity is completed for this year.
3. Signpost Replacement
 - a. Bob contacted Workzone Traffic Control for pricing based on the approval in the prior meeting. Replacing the remaining 27 signposts and other work will come to \$20,250.00. Adding/replacing backboards to the street signs would be \$65 per unit for a total of an additional \$4,160.00 to replace the backboards on the replaced posts. Total cost would be \$24,410.00. A motion was made to approve the signpost replacement but without the backboard option. The motion passed unanimously.
4. Algae Management
 - a. There are no updates because Tim is absent from the meeting.

Improvement Projects:

1. Gleneagle Drive Drainage Clearing
 - a. Discussion of this project was pushed to the next meeting.
2. Filing 3 Entrance:
 - a. Lisa briefed the Board on the updated estimate for fencing. There were several concerns about the design with tall fencing. After discussion, the Filing 3 reps planned to get together to finalize a plan that everyone agrees on.

Old Business:

1. Short-Term Rentals – Potential Covenants Change
 - a. John is working on this and wants input from the Board on scope and definitions.

- b. The Board discussed how to define short-term rentals in a new covenant rule, especially regarding length of stay. Board members advocated for various limits from 1 to 6 months as a minimum.
 - c. John will take the input and discuss options with the HOA lawyer about next steps.
2. Green Thumb Awards
 - a. The awards were all completed.

New Business:

1. Annual Meeting
 - a. Discussion on this was pushed to next month.

Topics from the Floor:

- Blair brought up a complaint from an owner about off-leash dogs. The issue is that the HOA does not have the resources to police this and it's rarely possible to determine who the dogs and owners are and if they are even from our HOA.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, September 4th, 2024.

Adjournment: The meeting was adjourned at 8:48 pm.

//signed//
Andrew McNabb
Secretary, GNHOA