

GNHOA BOARD MEETING MINUTES
December 7, 2022

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

Guests Present: Bill Hoffman

Board Members Excused: Don Richardson, Bob Swedenburg

A quorum was present.

Meeting Location: The meeting was held at the Bethesda Board Room.

Opening Remarks: The meeting was called to order at 7:04 pm by President John Rickman.

Meeting Minutes: The November 2022 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through November 2022. 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: \$76,644.77. Savings Account balance: \$85,298.77.
2. Brian noted that the HOA is about 95% complete for the July 2022 billing cycle. All billing cycles before 2022 are 100% complete.
3. Delinquent account status:
 - a. Continuing to receive two scheduled monthly payments for account 8113 according to the payment plan.
 - b. Delinquent account 4099 update – The HOA received a home sale settlement payment, including late charges and interest. The lien was released at closing.
 - c. Received a partial payment of \$100 from delinquent account 3011, with no other communications regarding payment plan for the remaining balance. A lien is already filed.
 - d. Coordinated a payment plan for delinquent account 4102 based on homeowner contact. The home may be put up for sale soon, with owners planning to move out of state.
 - e. There were no communications from the other three delinquent accounts: 3004, 3120, & 8026.
 - i. A Motion was presented to approve the filing of assessment liens on those properties 3004, 3120, 8026 & 4102. The liens would not be put into place until January 2023. The motion passed unanimously.
4. Brian noted there will likely be a CPI increase for the trash/recycling contract based on the contract.

5. Brian also reviewed checks, deposits, income, and expenses for November 2022 and answered questions from the Board.

Webmaster Report:

- Email:
 - Email usage is in line with expectations.
- Website Updates:
 - Added trolley ride, porch pirates and holiday lights information to the website.

Alert System Manager Report (Lisa): Two alerts were sent this past month.

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

NEPCO Report (Bob):

- Bob sent the summary to the last NEPCO meeting to Board members via email last month.
- The next NEPCO General Membership Meeting will be held at the Woodmoor Barn on Saturday, 14 Jan 2023. Guest speakers will be John Liosatos, Transportation Director for the Pikes Peak Area Council of Governments, and Greg Roosevelt, NEPCO Rep to the El Paso County Major Transportation Corridors Plan development effort.

ACC Reports:

Filing 3 (Blair):

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

Filing 4 (Tim):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15222 Paddington – Approved a fence
 - 15420 Paddington – Approved a fence

Filing 8 (Andy):

- Complaints / Violations:
 - 15720 Holbein – Turf Grass was installed in front and side yards due to a miscommunication and misunderstanding with the HOA on their approved landscaping plan. The ACC granted a temporary variance due to the mutual misunderstanding and the undue hardship it would cost the homeowner to change the landscaping mid-installation after it had been paid for.
- Requests / Approvals:

- 15565 Curwood – There was a fire at this house last month. The ACC worked with the owners to offer assistance – none needed. No exterior changes planned in the renovation as of now.

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Underground Spring and Drainage Issues:
 - a. Observation is ongoing. Bill Hoffman is continuing to take readings from the test wells. We don't expect much activity until the Spring and monitoring will continue.
2. Trail Stairs Replacement:
 - a. Don relayed via email to the Board that the work on this project is complete and that additional "breeze" base was added to trails in the area to stabilize the ground. Several board members provided positive feedback from residents on the improvement and changes.
3. Snow Removal Contract:
 - a. Brian noted we signed the snow removal contract with Great View Landscaping.
4. End of Season Maintenance:
 - a. Don relayed via email to the Board that the pre-winter area clean up (mostly Jakes lake, pathways, and entrance features) was completed.

Improvement Projects:

1. Signpost Replacement:
 - a. The contractor, Work Zone Traffic Control (WZTC), has completed 31 of 32 signposts, and the remaining post should be installed next week. The last post did not have a utility locate done, which caused the delay.
 - b. Bob said they are doing a fine job, and he has inspected every post against the specifications. Once the final post is installed, Bob will notify the county inspector who will schedule an inspection. If all is well, the inspector will send us the closure statement for the work permit and Bob will request the GNHOA treasurer pay the invoice received from WZTC.
 - c. The project is expected to come in under budget.
2. Filing 3 Entrance Improvements:
 - a. Brian noted this is still stuck in the permitting/variance process with the county.

Old Business:

1. Resident Directory:

- a. John and Bob briefed the board on the progress including an online form owners can fill out to populate the data. Bob will work with Brian to ensure the data is in a usable format.
2. Jesse Drive Resurfacing
 - a. Brian previously sent the board a detailed email on the current issues, especially related to the sump pump at 15235 Jessie Drive that drains water into the street. Brian will work with the owners to look at rerouting the water drain for the sump through the common area into the drainage channel. For now, the contractor working on the street is temporarily rerouting the discharge to the rear of the property.
3. Short Term Rentals:
 - a. Prior to the meeting, John sent out the revised proposed rule regarding short-term rental properties. The board discussed the rule then a motion was made to approve the rule and it passed unanimously.
4. Proposal to fund Newsletters:
 - a. John noted that three-four parties were interested in advertising in the newsletter. The Board discussed the option to have one sponsor per newsletter vs having all sponsors in every newsletter with more limited space per sponsor. Most of the Board favored the single sponsor idea.
 - b. John suggested a flat \$400 fee which would cover the cost of each newsletter which everyone agreed to. Additionally, it was agreed that the fee must be paid by the first of the month of publication.

New Business:

1. Golden Lights Contest:
 - a. Brian handed out the Amazon gift cards for winners. The judging is still scheduled for December 17th and 18th.
2. Holiday Lights Tour:
 - a. Lisa and Blair will coordinate on the hot chocolate and refreshments.
 - b. Lisa needs to buy some new bows for the poles in filing 3, which will cost approximately \$20.
 - c. The ride is already scheduled, and the sign-up link was sent out in the newsletter. Lisa will also send out an alert to residents with the info.

Topics from the Floor:

1. Carroll brought up the annual gratuity for the trash and recycling workers and proposed raising the amount, which hadn't changed in many years. The Board decided to increase the amount from \$50 to \$75.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, January 4th, 2022.

Adjournment: The meeting was adjourned at 8:34 pm.

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