

**GNHOA BOARD MEETING MINUTES**  
**February 7, 2024**

**Board Members Present:** John Rickman, Lisa Cole, Bob Dahl, John Horvath, Don Richardson, Tim Marburger, Andy McNabb, Bill Goettlicher

**Guests Present:** None

**Board Members Excused:** Brian Bleike, Carroll Clabaugh, Bob Swedenburg, Blair Dinkins, Rich Johnson

A quorum was present.

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

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

**Meeting Minutes:** The January 2023 meeting minutes were approved.

**Treasurer's Report (Brian):**

1. Checking Account balance: \$78,047.94. Savings Account balance: \$82,435.92.
2. Brian is processing payments for the January 2024 billing cycle, with approximately 43% complete at the end of January. The First cycle of email billing notifications was successful, with quicker turnaround on payments and positive feedback from several homeowners. Continuing to see increases in the use of the Zelle EFT payment method.
3. Delinquent account status:
  - a. Accounts 4147, 3123 & 4115 - Received full payment in mid-January. The lien was released on 4147 after the check cleared.
  - b. Account 7008 - Received an additional \$500 payment for fines on account, along with \$1,613 payment for fines from Dec. The account is almost current, with primarily the Jan 2024 billing amount owed by the end of Feb; additional amounts related to covenant compliance fines will be due in June if work is not completed.
  - c. Received payments on several overdue accounts after Jan 2024 invoice mailing and notifications.
4. Brian completed the initial draft 2023 tax filing draft due by Mar 15. Most income is tax-exempt other than interest. This year GNHOA will have to pay a small amount of taxes on interest income this year due to higher interest rates and reserve amounts. Brian cannot deduct maintenance/repair expenses related to exempt income to offset the interest amount.
5. Brian continued updates to the Treasurer documentation for revised QuickBooks Online application functions and resident directory data management.
6. Brian continued updating QuickBooks Customer (homeowner) records from the website resident directory submissions. Also, he is sending follow-up emails to any homeowners

who contact GNHOA via email but have not yet submitted their resident contact information. We still need to align Directory / QuickBooks and Alerts data and collection processes.

**Webmaster Report:**

1. Resident Directory
  - a. The HOA has received 219 responses for the GNHOA Resident Directory, which is 45% completed. 28% have selected email. 33% for email content delivery.
2. Website Activities
  - a. No significant updates
3. Email Server
  - a. No significant updates.

**Alert System Manager Report (Lisa):** No alerts were sent.

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

**NEPCO Report (Bob):**

1. No updates.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - 15295 Jessie Drive Update: The property management company agreed to the HOA proposal to resolve the situation. The proposal stipulates:
    - The Board recognizes that this violation cannot be cured completely prior to the start of the growing season in 2024, and the Board will require an acceptable plan of action to be presented by February 29, 2024. The Board will require approval for said plan of action to be approved by the Filing 3 ACC representative no later than March 15, 2024. The Board has agreed to give you until June 30, 2024 for all yard work to be completed.
    - Fines will continue at \$100/week during 2024. If the work is completed by June 30, 2024, all fines incurred during 2024 will be waived.
    - Should the home be sold prior to the agreed upon work being completed, an invoice for the landscaping bid provided by you is to be given to the title company at closing. Title to hold escrow funds until work is completed.
- Requests / Approvals
  - 15575 Copperfield Drive – Approved exterior paint, garage doors and roof

Filing 4 (Tim):

- Complaints / Violations
  - None

- Requests / Approvals
  - None

**Filing 8 (Andy):**

- Complaints / Violations:
  - 15750 Holbein – Vehicle parking issues – resolved
  - 15510 Curwood – Loose/unruly animals – 1<sup>st</sup> Letter
  - Lack of sidewalk snow removal at some residences – courtesy letters sent
  - 15410 Desiree – Dog Barking – 2<sup>nd</sup> Letter
- Requests / Approvals:
  - None

**Filing 9 (Carroll):**

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

**Landscaping and Maintenance Report:**

1. Area Maintenance
  - a. Don has nothing new to report on snow removal or area maintenance.

**Improvement Projects:**

1. 2023 Project/Priority Review:
  - a. John Horvath discovered the owner of the boxes – Lumen - for the filing 3 entrance and emailed the Board the details. The Board will now need to decide on a wrap, landscaping, or other options. Discussions will occur with a proposal to be presented at a future meeting.

**Old Business:**

1. Short-Term Rentals
  - a. John noted that a new legislation is being proposed by the state that would reclassify Airbnb's that may resolve most of this issue. John recommends waiting on covenant change efforts to see if this legislation passes. The Board agreed to table this for now, pending the outcome of the legislation.

**New Business:**

1. Newsletter Input Due Now
  - a. Board members were reminded to have their newsletter inputs sent to Lisa ASAP.

**Topics from the Floor:**

1. None

**Next Board Meeting:** The next Board meeting will be at 7:00 pm on Wednesday, March 6th, 2024.

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

//signed//  
Andrew McNabb  
Secretary, GNHOA