

GNHOA BOARD MEETING MINUTES
September 7, 2022

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

Guests Present: Bill Hoffman

Board Members Excused: Don Richardson

A quorum was present.

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

Opening Remarks: The meeting was called to order at 7:02 pm by President John Rickman.

Minutes (Andy): The August meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through August 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: \$92,834.75. Savings Account balance: \$90,714.97.
2. Brian noted that the HOA is about 81% complete for the July 2022 billing cycle. Brian is planning to add late charges for overdue accounts and send second statements on Sep 10.
3. Delinquent account status:
 - a. Continuing to receive two scheduled monthly payments for account 8113 according to the payment plan.
 - b. Delinquent account 4099. No recent communication regarding the home sale or payment plan. Brian emailed the current homeowner in early August with no response.
 - c. Still no communication from delinquent account 4120 regarding a payment plan.
 - d. No recent payments or communications from delinquent account 3011.
 - e. Nine accounts are currently on the overdue list and will become delinquent after Sep 10 if no payments are made. Brian will address the list in the October Board meeting.
4. Brian briefed the estimated end-of-year actuals for income and expenses through the end of the fiscal year (Sep 30), with the goal of identifying available funds for the highest priority projects or maintenance work. No additional available funds are identified at this point as extra income closely aligns with excess expenses.
5. Brian noted the current reserve operations funds are currently at about 80% of the annual operations budget, and the board could consider reducing that reserve to fund major

projects. The board also discussed the funding for previously approved projects that have either not started or been completed yet.

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

Webmaster Report (Bob Dahl):

- Resident Directory:
 - Bob showed the board a prototype online form to collect contact information for residents and gathered input from board members for changes and improvements.
- Email:
 - Bob updated the board on email usage and will check on a potential problem with one of the ACC email accounts.
- Website Updates:
 - None

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

Welcome Packages Report (Lisa): Lisa sent or delivered two welcome packages this past month.

NEPCO Report (Bob):

- Bob noted the next meeting is September 10th and will have the superintendent of School District 38.
- Additionally, Bob said there would be an update on the proposed “northern delivery system” water project.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15130 Copperfield Dr - Multiple violations, including a junk car in the driveway, garage door often left open, debris in the yard, and areas of dead grass.
 - 15295 Jessie Dr - 2nd letter sent regarding yard maintenance
- Requests / Approvals
 - 15070 Jessie Dr - Approved exterior paint for trim, garage doors, front door & approved front deck
 - 15410 Copperfield Dr - Approved exterior paint of house and trim

Filing 4 (Tim):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15470 Paddington – Approved house paint

Filing 8 (Andy):

- Complaints / Violations:
 - 15550 Benchley – Construction – Matter resolved directly with the owner
- Requests / Approvals:
 - 15430 Curwood – Approved roofing
 - 15380 Benchley Drive – Approved privacy screening

Filing 9 (Carroll):

- Complaints / Violations
 - None
- Requests / Approvals
 - 40 Wuthering Heights – Approved house paint
 - 14680 pristine – Approved house paint

Landscaping and Maintenance Report:

1. Entrance Maintenance:
 - a. John asked Brian to get with Gary about the maintenance of the HOA entrance signs. Lisa mentioned that she thought those were already part of the maintenance plan document. Brian will resolve any discrepancies.
2. Sitting Benches:
 - a. All benches have been installed.
3. Expanding Wetlands:
 - a. Bill Hoffman briefed the board on suggested steps to get information about the extent of the problem, including drilling test holes and measuring ground moisture. That would be followed by an analysis to determine how best to proceed to mitigate or cure the problem
 - b. Bill noted that he was concerned because the problem developed so quickly, which indicates it could be a serious problem.
 - c. Bob moved to approve funding with a not-to-exceed cap of \$3,000 to do the work required to assess the cause and scope of the problem. The motion was approved unanimously.
4. General Cleanup & Maintenance:
 - a. No updates.

2022 Improvement Projects:

1. Signpost Replacement Agreement:
 - a. Bob briefed the board about progress on the project. Bob indicated the posts were ordered and should arrive next week, after which work would begin. Bob also ordered some new street signs from the county to replace some that are currently missing. Also, the property owners near where the posts would be replaced were notified about the project.
2. Filing 3 Entrance Improvements

- a. Brian updated the board and relayed the difficulty in coordination between the contractor and the county, especially regarding permit requirements, but slow progress is being made.
- 3. Trail Stairs Replacement:
 - a. Mark, John, and Brian were working on estimates to repair this area. So far, two quotes have been received, but they are not comparable or complete. Brian discussed the estimates as presented and will follow up with the contractors with additional information and adjustments.
- 4. Jesse-Steinbeck Sidewalk Cleanup & Maintenance/Replacement:
 - a. Mark noted that the rock areas next to the paths need to be redone due to constant weeds – which would require removing the existing rock, replacing the landscape/weed fabric, and then returning/replacing the rock. These are the paths around Jessie and Steinbeck.
 - b. Mark noted that the scope of the work required makes this more of an “improvement project” than normal maintenance and would likely require significant funds.

Old Business:

- 1. Drainage Channel Tree Replacement
 - a. Mark briefed the board on the types of trees and potential locations, including willows and a single cottonwood. Mark, however, could not find a nursery that sells willows.
 - b. The board then discussed whether it was necessary to plant any trees, especially considering the cost and the likelihood of them surviving.
 - c. The board will shelve this proposal pending the availability of funds since other higher-priority projects take precedence.
- 2. Jesse Drive Resurfacing and District 20 Easement
 - a. Bob updated the board on the progress of the county on this project. Bob noted that the county is still replacing all the curbs and have not yet started resurfacing.
 - b. John updated the board on a district 20 easement near the school between two homes. The property owners want the easement to be vacated and given back to the owners. The board discussed the issue and decided that the HOA does not and should not have any role in arbitrating the easement dispute between the homeowners and school district 20.
- 3. Short Term Rentals:
 - a. John is still working on a draft to consult with the lawyer and will have more information next month.
- 4. Annual Meeting:
 - a. John stated that the location for the meeting will be at Bethesda and will also be on Zoom. The space will hold approximately 50 people, which should be enough. John asked the board to consider items that need to be included in the meeting and submit them to John and Brian.

- b. The board also discussed other information on various projects that should be included in the meeting presentation to inform owners of HOA activities and projects.

New Business:

1. Reelections:

- a. Two directors are up for re-election-Lisa Cole & Don Richardson. Additionally, John will run for election in the currently open Filing 8 director seat.

Topics from the Floor:

1. Dues Increase:

- a. The board discussed the effects of inflation, the increased maintenance load as the neighborhood ages, and the need to fund other projects against the current and future HOA budget. Several members also noted that HOA fees have not increased in some time and are considerably lower than other associations.
- b. Brian will analyze numbers for the board to consider a potential increase in HOA fees, considering expected HOA obligations.

2. Combining Filing Covenants:

- a. Tim brought up the continuing problem regarding differences in the various filing covenants in terms of both rules and enforcement and asked if they could be combined.
- b. The board discussed this at length, and several board members noted the substantial differences between the filings that would make combining rules difficult without grandfathering or exceptions. But most agreed that multiple filings do create confusion for residents and make the ACC's job more difficult.
- c. Ultimately, the most significant challenge is getting enough owners to agree with any changes or even be interested in the topic at all. Previous recent attempts to change the covenants have failed due to a lack of interest and participation by owners.

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, October 5th, 2022.

Adjournment: The meeting was adjourned at 9:08 pm.

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Andrew P. McNabb
Secretary, GNHOA