

GNHOA BOARD MEETING MINUTES
February 8, 2023

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

Guests Present: None

Board Members Excused: Carroll Clabaugh, Don Richardson

A quorum was present.

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

Opening Remarks: The meeting was called to order at 7:01 pm by President John Rickman.

Meeting Minutes: The January 2023 meeting minutes were approved with two minor corrections.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through January 2023. 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: \$71,284.84. Savings Account balance: \$83,789.58.
2. Brian mailed the January 2023 bills to homeowners in early January. The processing of check payments and Zelle transfers were approximately 46% complete at end of Jan. Brian added new metrics for tracking billing and payment processing accuracy, with targets of 100% per billing cycle.
3. Delinquent account status:
 - a. Account 3011 - last partial payment received in Nov; no communications regarding payment plan for the remainder of the balance; lien was filed in mid-2022.
 - b. Account 3004, 3120, & 8026 - received full payment for the delinquent amount and the January 2023 bill prior to recycling cancellation and lien filing.
4. The HOA still has not received the expected information from GFL on CPI-based cost increases for the 2023 trash and recycling service costs.
5. Brian completed 2022 federal tax filing using IRS Form 1120-H for homeowners associations, based on the calendar year 2022 (not the GNHOA fiscal year) to align with previous filings. There is no requirement to file a CO state tax return.
6. Renewed insurance policies for 2023 including Director, Liability & Crime, Workers Comp, Property & Liability. There was a significant cost increase in the Property & Liability policy and Brian is looking for other options through USI or possibly other

providers for the next cycle. The previous HOA provider left the market and other companies are significantly more expensive.

7. Brian also reviewed checks, deposits, income, and expenses for January 2023 and answered questions from the Board.

Webmaster Report:

- Email:
 - Email usage is within norms.
- Website Updates:
 - Bob updated several documents on the website.
 - Bob has various maintenance tasks to complete this month.

Alert System Manager Report (Lisa): No alerts were sent this past month.

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

NEPCO Report (Bob):

1. NEPCO has been encouraging member HOAs to write to the county commissioners recommending changes to the draft county ordinance 22-002 on parking on county roads so that owners will not be allowed to park boats, RVs, semitrailers, food trucks etc in front of their house for as long as they want. We are recommending 72 hours max. Many HOAs have sent emails to the commissioners appealing the change. The Board of County Commissioners will hear the public and hold a vote at their meeting Feb 21, 2023.
2. The next NEPCO General Membership Meeting will be held March 11, 2023, and feature guest speaker Mark Gunderman, Chairman of Wescott Fire District, providing an update on the merger of Tri-Lakes Fire and Wescott Fire. Also, Jim Reid of the Pikes Peak Regional Office of Emergency Management will speak on evacuation preparedness.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie – Blair noted that fines have started in regards to no response to yard maintenance requests, as previously approved by the Board.
- Requests / Approvals
 - 73 Seagull Circle - Approved exterior paint
 - 15225 Churchill - Approved a new deck and pergola

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:

- None.
- Requests / Approvals:
 - None.

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Snow Removal:

- a. The Board discussed complaints about snow removal, especially the build-up of ice as well as not completely plowing the sidewalks. The Board will discuss expectations with the new contractor. Also, the HOA will ensure that every snow event will receive plowing to prevent the build-up of ice.

Improvement Projects:

1. Signpost Replacement:

- a. Bob relayed that the contractor finally replaced the last of 32 signposts on January 27. Bob contacted the county to request they close out the work permit. The county will decide whether or not to inspect the signposts and then send an email notifying us of closure or the need for any fixes.
- b. Bob will talk with the contractor about the potential for an ongoing contract or retainer to replace posts on an ongoing basis and report back to the board.

2. Filing 3 Monument:

- a. Brian relayed his discussions with the county to try to determine the permit requirements for the proposed monument. The county suggested that we could apply for a specific type of permit with a variance which could cost \$4,200 for the permit but that wouldn't guarantee that the variance would be approved.
- b. Given the cost and uncertainty for approval, the Board will look at other options to beautify this area.

Old Business:

1. Underground Spring and Drainage Issues:

- a. Bill Hoffman could not make the meeting, but John relayed that he is working on a remediation plan and wants to discuss options with the HOA. Also, plans could depend on the underdrain inspection that District 20 will accomplish at some point in the future. The Board should have more information in the next couple of weeks.

2. Resident Directory:

- a. Brian and Bob are almost ready to proceed with the implementation of the resident directory to notify residents to sign up.

3. Newsletter Funding:

- a. John noted that Mark Rudolph agreed to sponsor the first newsletter and he is working with Lisa to get the design prepared for the newsletter.
4. Street Parking Ordinance:
 - a. John briefed the Board on developments with the parking ordinance that would allow virtually any type of vehicle, including semi-trucks, to be parked in the neighborhood adjacent to the vehicle owner's property. Several HOA's are also expressing concerns to the county, but it's not clear and seems unlikely at this point that the proposed language will be revised.
5. Rule on Short Term Rentals:
 - a. The proposed rule was presented for approval and discussion. Board members made a few recommended wording changes which were incorporated into the draft.
 - b. The amended rule was unanimously approved.

New Business:

1. Newsletter Input:
 - a. Lisa said she needs newsletter inputs by this Friday.
 - b. The Board discussed other upcoming events that will need to be included.
2. Dog Waste Station Proposal:
 - a. Tim brought a proposal for dog waste stations in HOA common areas to help address the problem of dog waste. Tim noted that the HOA would need 4-9 stations, ideally 9 for the best coverage.
 - b. Initial cost would be \$1200-\$2600 including installation (depending on the number) with an annual cost of \$200 regardless of the number of stations.
 - c. The Board then discussed this in relation to the other projects in terms of priorities and available funds. The Board needs more information on pricing for other projects before deciding on which project to approve. This project was added to the HOA prioritized list for tracking purposes and will be revisited at future date.

Topics from the Floor:

1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, March 1st, 2023.

Adjournment: The meeting was adjourned at 8:56 pm.

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Andrew P. McNabb
Secretary, GNHOA