

GNHOA BOARD MEETING MINUTES
August 9, 2023

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

Guests Present: None

Board Members Excused: John Horvath, Carroll Clabaugh

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 July 2023 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through July 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: \$68,859.71. Savings Account balance: \$77,197.67.
2. Brian is Processing payments for July 2023 billing, which are approximately 45% complete at the end of July.
3. Delinquent account status:
 - a. Account 3011 – The HOA continues receiving partial payments; the balance is now approximately equal to 1.2 billing cycles. Will release the lien upon full payment with a \$0 balance.
 - b. Accounts 4147 and 4121 are still in delinquent status - no responses from homeowners after several statements and warning letters. Filed liens on both properties on June 20, as approved by Board in the June meeting.
4. Brian is preparing the draft 2023-2024 fiscal year budget for review by Board – he will email the Board in August and review/adjust it in the September Board meeting.
5. Brian updated the analysis of end-of-fiscal-year budget-to-actual projections from July. No significant changes have been noted since the July analysis, considering previously approved project budget adjustments.
6. Brian described some differences and issues with the new Quickbooks online but is working around them. It won't impact operations.
7. Brian also reviewed checks, deposits, income, and expenses for July 2023 and answered questions from the Board.

Webmaster Report:

1. Website Activities
 - a. Bob reported on website updates, including green thumb winners.
2. Email Server
 - a. Current Email Server Usage is a continuing problem due to spam emails on a few accounts.

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. The July 22 NEPCO meeting topic was on water issues – A summary and the meeting minutes were previously emailed to Board members.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15425 Copperfield - 1st notice - yard
 - 15275 Bovary Ct - 1st notice - yard
 - 15350 Churchill - 1st notice - yard
 - 15205 Churchill - 1st notice - yard
 - 15295 Jessie - 1st notice – shed
 - 15415 Pompeii - 1st notice - weeds/dead tree
- Requests / Approvals
 - 15480 Pompeii Sq - approved solar panels

Filing 4 (Tim):

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

Filing 8 (Andy):

- Complaints / Violations:
 - None
- Requests / Approvals:
 - 15430 Benchley – Approved exterior paint

Filing 9 (Carroll):

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

Landscaping and Maintenance Report:

1. Area Maintenance

- a. Don updated on developments in July and reported that he spoke with the contractor about their ability to do additional work. The contractor said they did have the ability to take on additional work.
- b. Don asked the Board what monies might be available and where that might be allocated for additional work. Additionally, the teasel spraying still has not happened due to weather and other factors and at this point, it may be too late in the year for it to be effective. Don asked if there was an additional \$1,300 for required work and Brian said we have funds that can be used for that.
- c. Algae in the Ponds Update:
 - i. Mark talked to an expert who said that the best option is a diffuser to prevent the buildup, which requires installation, electricity, and ongoing maintenance. The pods to prevent algae only work when the water is already clear. Removing existing algae would need to be done manually.
 - ii. Tim is getting an estimate from a pond maintenance company which he expects to be around \$2,000 annually.
 - iii. Also, the design of the pond may be an issue as it has an underwater pipe to carry water further downstream. This keeps the surface calm and allows algae to build up.

Improvement Projects:

- 1. Sidewalk & Trail Renovation:
 - a. This project is complete. Brian showed pictures of the completed project to the board that members agreed looked great.
- 2. Bench Dedication:
 - a. Tim described his event with the family and attaching the plaque to the bench near Jake's Lake.
- 3. 2023 Project/Priority Review:
 - a. Due to time constraints, the board will review improvement project priorities for next year at the September meeting.

Old Business:

- 1. Expanding Wetlands Remediation Status and Underdrain Update
 - a. John said the underdrain is still flowing too much to prevent scoping. Currently there is no rush to do anything, but the plan is to put a flapper valve on the end and scope the pipe when the water flow is reduced later in the year. There is no update to the ownership status of the underdrain, but John is still investigating.
- 2. Resident Directory:
 - a. No updates from last month.
- 3. Vegetable & Flower Gardens:
 - a. Bob wrote a draft rule, which was sent out to Board members. Members will review the draft and propose suggested changes for potential approval and adoption at the September meeting.
- 4. Short-Term Rentals

- a. John spoke with the HOA lawyer and the only recourse to prevent short-term rentals is through amending the covenants. John discussed the potential options for accomplishing this – either amending each filing’s covenants or consolidating the covenants. This will be a topic of discussion with residents at the annual meeting. The board generally agreed that consolidating the covenants would be too complicated and problematic.
5. Annual Meeting
 - a. The annual meeting will be held October 18, 2023 at the Bethesda Downstairs Break Room. This year all filing directors are up for reelection, and the at-large position filled by Mark is also up for reelection. John asked affected members to let him know whether they planned to run for election.
6. Filing 9 Covenant Amendment
 - a. The Board discussed this homeowner proposal in Filing 9. Bob recommended that it be clear that the proposal is homeowner sponsored and not HOA-sponsored.
7. GFL & Republic Services Transition
 - a. John relayed difficulty of coordinating with Republic Services regarding management of services for the HOA. He is continuing to work with the new company to get these resolved.
8. Graffiti Update
 - a. Lisa reported that the company she spoke said it could not be sandblasted and would need to be painted. She said she would contact other companies to get a second opinion.

New Business:

1. None

Topics from the Floor:

1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm Wed, September 6th, 2023.

Adjournment: The meeting was adjourned at 8:42 pm.

//signed//

Andrew P. McNabb
Secretary, GNHOA