

GNHOA BOARD MEETING MINUTES
March 9, 2022

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

Guests Present: None

Board Members Excused: Carroll Clabaugh and Tim Marburger

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Minutes (Andy): The February 2, 2022 meeting minutes were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through February 2022. This is a short summary of his presentation and the board discussion – the full financial details are in the monthly Treasurer's report.

1. Checking Account balance: \$87,623.15. Savings Account balance: \$92,123.55.
2. Brian noted the HOA is about 85% complete for the January 2022 billing cycle.
3. Delinquent account status:
 - a. Brian noted there was a partial payment on 3011 – a \$100 payment was received, but there is no payment plan at present.
 - b. John noted previously approved lien was filled on account 7009.
 - c. Brian noted the HOA continued to receive the scheduled monthly payments for account 8113 based on the agreed payment plan.
 - d. John updated the situation with delinquent account 4099. It was discovered that the owner is deceased, and John is working with the mortgage holder, USAA, to resolve the delinquency.
4. Brian reviewed and asked for feedback on the annual financial review, which was sent to board members earlier in the month. Board members agreed that Brian had done an excellent job with the HOA finances, as demonstrated by the positive results of the review.
5. Brian noted that he is working on the tax filing and does not expect that the HOA will owe any taxes.
6. Brian briefed the board on the latest payments for the stormwater project, which total \$9,750.
7. Brian also reviewed checks, deposits, income, and expenses for February 2022.
 - a. Payments for snow removal are currently higher than expected due to the several winter storms and the addition of snow removal for sidewalks on Gleneagle Dr.

- b. Brian noted that we have the final cost for the Shred-it day event, which is consistent with the amount budgeted for this event.

Webmaster Report (Bob Dahl):

- Comcast Email Blocking:
 - No issues this past month, but Bob continues to monitor the situation.
- Website Updates:
 - Bob updated the board on the status of the website hack that occurred earlier this month that caused the website to crash. Bob noted that some functions are not currently working correctly, including content updates.
 - Bob and tech support will be upgrading the site to more current software, which should hopefully fix the problems.

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

Welcome Packages Report (Lisa): Lisa mailed two Welcome Packages. Lisa also said that she added a QR code to packages linking to the GNHOA Facebook page.

Newsletter (Lisa): The next newsletter is scheduled for May 2022.

NEPCO Report (Bob):

- Bob updated the board on proposed legislation in the Colorado State Legislature that would impose onerous requirements HOAs. John wrote to our local representatives about the HOA's concerns with this legislation.
- The next NEPCO meeting is March 19.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - None
- Requests / Approvals
 - 15480 Pompeii – Approved fence replacement
 - 5 Seagull Circle - Approved window and exterior door replacement

Filing 4 (Tim): Absent from meeting – no report

Filing 8 (Andy):

- Complaints / Violations:
 - 15550 Benchley – 1st Letter – Junk on cars.
- Requests / Approvals:
 - 15555 Curwood – Approved window replacements.

Filing 9 (Carroll):

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

- None

Old Business:

1. Landscaping and Maintenance Report (Don):
 - i. General Cleanup & Maintenance:
 - i. Don updated the board about discussions with Gary regarding planning for spring maintenance and cleanup. Don will advise the board if there is anything significant that needs doing.
2. Storm Water Damage Repair Update (Mark):
 - i. Mark updated the board on the project's current state and discussed updates to a status email sent to board members earlier in the week. Most of the work is complete – the remaining work needs to be done in the Spring.
3. Filing 3 Entrance Improvements
 - i. John, Brian, Lisa, and Bob discussed and explained the bid invitation proposal to the board. The related documents were sent to board members before the meeting for review.
 - ii. The initial goal is to get a cost range from prospective bidders based on the conceptual design to see if the initial conceptual design is financially realistic. The projected sequential project flow was also discussed, including design fees, finalizing a design, and final project cost and construction.
4. Signpost Replacement Agreement
 - i. John briefed the board on the final proposed course of action for the signpost replacement project. Details of the proposal were sent to board members before the meeting.
 - ii. John noted that due to financial constraints, the proposal would replace the needed posts now and then have a follow-on contract to replace posts in the future on an as-needed basis.
 - iii. Bob moved to have the board approve sending out the request for bids. Brian seconded the motion. The motion passed unanimously.

New Business:

1. Resident Email Directory (John):
 - i. John talked to the GCA again about their list and discussed a couple of alternatives for managing the list. John noted the GCA gets about 90% of their residents on the list, so it's likely that our HOA would still need to send regular mail to some homeowners who aren't on a future email list.
 - ii. John noted that we should also ask for phone numbers.
 - iii. Lisa suggested that this announcement be sent out on different colored card stock to help make residents more aware of it.
2. Shred-It Day (Brian):
 - i. Brian relayed that the arrangements for this event are complete. John suggested putting signs out and also putting out an email beforehand. The contractor this year is one the HOA has not previously used but has a good reputation.

3. Spring Cleanup (John):

- i. John relayed that he will order the dumpsters for this event and put them in the same locations as last year. There may be a need for a second dumpster for chipped yard debris, but the HOA will not order that unless necessary.
- ii. The board discussed the best dates for the event and decided on the 11th and 12th of June.

4. Sound Wall Rule (John):

- i. John explained to the board an issue with the written HOA rule for the sound wall and fencing along Baptist, which is inconsistent with the wall and fencing that are currently in place.
- ii. John proposed an amended rule to fix this error in the rule to ensure that like is replaced with like for all the HOA filings.
- iii. Lisa suggested that there should be a specified gap width in the rule. John added in that change and moved to approve the revised rule. Mark seconded. The motion passed unanimously.

Topics from the Floor:

1. Brian asked about a broken signpost near the Filing 4 entrance. Bob said he will pick up the post.

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, April 6th, 2022.**

Adjournment: The meeting was adjourned at 8:08 pm.

Approved by a majority vote of the Board of Directors on April 6th, 2022.

//signed//

Andrew P. McNabb
Secretary, GNHOA