

GNHOA BOARD MEETING MINUTES
November 10, 2021

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

Guests Present: Keli Hansen

Board Members Excused: Carroll Clabaugh

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Minutes (Andy): The minutes of the October 6th, 2021, meeting were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of October 2021. 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 balances: \$67,804.34. Savings Account balances: \$168,019.17.
2. Brian reported that July 2021 payments for standard HOA billing items are currently ~93% complete.
3. Delinquent account status:
 - a. Received the initial check for payment plan on account 8113; monthly payments should continue through December 2021.
 - b. Brian received undeliverable mail notifications for last few mailings to delinquent account 4099 address (A lien was filed in early 2021) - no change to homeowner address on EPC Property site.
 - c. The Treasurer requested and the Board approved a motion to send delinquent account and recycling discontinuation warnings to accounts 7009, 3011, 7006, 8023, 8026. No payments or communications have been received from those homeowners since the second statement for the July 2021 billing period was mailed in early September.
4. Trash/Recycling Contract Update:
 - a. The GNHOA received three proposals for a new GNHOA Trash & Recycling Services contract starting in January 2022, out of five service providers notified.
 - b. The received responses were from Waste Management, GFL Environmental, and Infinite Disposal. Responses were brief and focused mostly on pricing. No proposals included complete responses to all GNHOA requirements, but Brian will follow-up with questions outstanding information.

- c. The first year pricing appears to be in line with current costs, but there are substantial differences between the proposals. The evaluation team has started reviews, are formulating questions, and will score proposals.
 - d. The evaluation team expects to provide a recommendation to the Board in late November with award announced by December 3rd.
5. 2020-2021 Year End Closeout:
- a. Brian completed a comprehensive cash flow / available funds analysis as a follow up to 2020-2021 year end closeout similar to the analysis completed at end of last fiscal year.
 - b. The Treasurer is seeking BoD direction on use of approximately \$13k of additional Operations and Trash funds that have accumulated over several years. Board members will consider ideas for the next meeting.
6. Financial Review Update:
- a. Brian received several potential sources who may be able to provide the required financial review an he is working his way through them and will have an update by the December meeting.

Brian also reviewed checks, deposits, income, and expenses for October 2021.

Webmaster Report (Bob Dahl):

- Outage:
 - Bob reported the GNHOA website was down for a couple of hours earlier this month but the issue was quickly resolved.
- Website Updates:
 - Added additional payment information on the assessments page.
 - Additional various updates to the website were made and old information removed.
- Email Usage:
 - Currently at 56%

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

Welcome Packages Report (Lisa): Lisa sent two Welcome Packages last month.

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

NEPCO Report (Bob): Bob noted that the next NEPCO meeting is November 13 and will feature county commissioners that will discuss various county-wide issues. Bob will relay a synopsis to the Board at the next Board meeting.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15205 Churchill – 1st letter – Trash in the yard
- Requests / Approvals
 - 15110 Copperfield Drive - Approved exterior trim paint, replacement of front porch and landscaping
 - 15240 Steinbeck - Approved exterior trim and exterior door paint
 - 15115 Steinbeck - Approved a new roof
 - 64 Seagull Circle - Approved exterior landscape lighting

Filing 4 (Tim):

- Complaints / Violations:
 - Two complaints resolved without letters
 - 15420 Paddington – 1st Letter – Motorhome
- Requests / Approvals
 - 15495 Paddington – Approved additional landscaping

Filing 8 (Andy):

- Complaints / Violations:
 - No updates – Andy noted that he has a few letters pending that will be sent this month.
- Requests / Approvals:
 - 15450 Curwood Dr – Approved window replacement
 - 15450 Benchley Dr – Approved deck replacement
 - 15750 Holbein Dr – Approved landscaping

Filing 9 (Carroll):

- Complaints/Violations: Nothing to report.
- Requests / Approvals: Nothing to report.

Filing 3 Third Letter and Board Hearing Request (Blair)

- Blair requested the Board send 3rd letter to the owners of 15475 Copperfield. The owners painted their house an unapproved color without ACC authorization and have not responded to previous letters.
- The Board discussed the date for the 3rd letter and when to schedule a potential hearing. The Board decided after Thanksgiving would be best for a Hearing date and would finalize a date during the month if that becomes necessary.

Filing 8 Covenant Change Update (Keli Hansen):

- Kelli reported that the effort is continuing although responses are slowing. She is considering going door-to-door to canvass the required minimum number of homeowners for approval or disapproval.

Old Business:

1. Landscaping and Maintenance Report (Don):
 - i. General Cleanup & Maintenance:

- i. Don updated the board on the transition from summer to winter maintenance.
2. Storm Water Damage Repair Update (Mark):
 - i. Mark relayed that work on the project has been proceeding. The check dams are completed. The contractor, however, has not been able to provide a new completion date.
 - ii. Brian noted that the contract completion date has already passed and may need to be changed. The board discussed whether the contract end date would need to be changed. No course of action was decided on regarding the contract end date.
3. Discussion of 2021-2022 improvement projects
 - i. Don and Mark discussed some potential trail improvements near the current storm water improvement work area, in particular a better way to cross the drainage.
 - ii. Lisa brought up what was mentioned at the annual meeting regarding replanting trees that were cut down for the storm water project. After some discussion, the Board agree that could be considered nearer to project completion.
4. Radium in Water Issue
 - i. The Board discussed the latest developments on this issue.
5. Signpost Replacement Agreement (Bob)
 - i. Bob reported that the HOA has a signed agreement between the county and HOA authorizing replacement of metal signposts with 6"x6" wooden signposts.
 - ii. The agreement stipulates that the HOA must use county-approved contractors to conduct the work. Bob suggested getting 2-3 bids from eligible contractors.
 - iii. The board discussed how to find contractors who both meet the county requirements and can do the work.
 - iv. The board also discussed how to prioritize this and the other various projects given limited available funds, and how to proceed with bidding.

New Business:

1. Annual Meeting Minutes Posting Approval (Andy)
 - i. The board unanimously approved a motion to post the draft minutes on the HOA website.
2. Discussion of Pacaso Business Model (John)
 - i. Pacaso is a company that buys homes on a fractional basis similar to how a time share works.
 - ii. The board discussed the issue related to the potential of companies purchasing homes in the HOA. The Board generally were opposed to promoting this ownership system in the HOA. John will come up with a proposal to amend the bylaws to limit this type of ownership structure in the HOA.
3. Golden String Lights Dates (John)
 - i. The board and ACC representatives will judge and award homes between December 13th and 16th
 - ii. Mountain View Electric will provide funds again this year for winners.

Topics from the Floor:

1. Lisa asked Bob if he could ask the country representative at the NEPCO meeting about maintaining the fenced area owned by the county next to Antelope Trails, which the county is not currently maintaining and is unsightly.

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, December 1st, 2021.**

Adjournment: The meeting was adjourned at 8:25pm.

Approved by a majority vote of the Board of Directors on December 1st, 2021.

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Andrew P. McNabb
Secretary, GNHOA