

GNHOA BOARD MEETING MINUTES
January 12, 2022

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

Guests Present: None

Board Members Excused: Tim Marburger, Carroll Clabaugh

A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

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

Minutes (Andy): The minutes of the December 1st, 2021, meeting were approved.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through the end of December 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 balance: \$55,705.71. Savings Account balance: \$120,621.82.
2. Brian generated invoices, applied credits, and printed statements for the January 2022 billing cycle and mailed them to homeowners the last week of December. The revised billing amounts for 2022 are \$130.25 without recycling, and \$165.50 with recycling. Statements included a note about the new Trash & Recycling agreement.
3. Delinquent account status:
 - a. Received full payment for delinquent accounts 8023 and 8026 in December.
 - b. Received no payments for account 8113 since October despite email reminders and agreement for continuing payments. Brian noted that they are back on a payment schedule as of this week and he will continue to monitor.
 - c. No communications or payments from accounts 7009, 3011, 7006. Brian plans to proceed with recycling discontinuation in January, which was approved by the Board at the November meeting. John suggested sending a final letter before filing a lien. Brian asked for Board approval to send the final notifications and for approval of a lien filing in February if there is no response from the accounts– Bob seconded the motion. The motion was approved unanimously.
 - d. Account 4099 - Still no communication or payment from homeowner; recent mailings have been returned as undeliverable with no forwarding address. Bill noted that he hasn't seen anyone coming or going from the house and doesn't have communication with the owners. John suggested checking the county website for a foreclosure, which Brian will do.

- e. The home for account 8004 was sold and the HOA collected the total delinquent balance of over \$2,150 including assessments, services, late charges, and interest that had accrued since January 2018.
- 4. GFL Trash and Recycling Contract:
 - a. Brian reports that all is proceeding as expected with implementation of the new contract.
- 5. Financial Review Update:
 - a. Brian reported there is an agreement with Stephen Backman, Backman Business Group, for the GNHOA financial review. Brian provided the necessary reports from QuickBooks and bank statements from CBoC/FirstBank for last fiscal year.
- 6. Colorado Business Entity Registration
 - a. Brian reported that he renewed the Colorado business entity registration for 2022 which cost \$10.

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

Webmaster Report (Bob Dahl):

- Comcast Email Blocking:
 - Intermittent issues are continuing and are difficult to replicate. Bob has talked to Comcast but so far there is no resolution. Bob is still troubleshooting and asked board members to forward problematic emails and error messages to him ASAP to help him troubleshoot.
- Website Updates:
 - Bob will change/update the logo across the website.
 - Bob noted that he is no longer able to sign-in to the website, a problem that occurred right before the meeting. He will work on a solution.

Alert System Manager Report (Lisa): There were two alerts sent this past month.

Welcome Packages Report (Lisa): Lisa delivered four Welcome Packages last month.

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

NEPCO Report (Bob):

- Bob briefed the board on the proposed “northern delivery system” to recycle water for water districts in the area and a meeting in Monument regarding the proposal.
- Bob noted that the next NEPCO meeting is January 22, will feature the county code enforcement supervisor who will talk about county code enforcement.
- John noted that NEPCO asked for a “central” address in each HOA to identify issues in a certain radius to cover the neighborhood. Any information will be sent to the HOA.

ACC Reports:

Filing 3 (Blair):

- Complaints / Violations
 - 15295 Jessie Landscaping Update – The property management company asked for an extension until spring to work on the yard. Blair informed them that the HOA needed to see a transformation of their yard this spring or next steps will be taken.
- Requests / Approvals
 - None

Filing 4 (Tim):

- Complaints / Violations:
 - No Report – Tim not at meeting
- Requests / Approvals
 - No Report – Tim not at meeting

Filing 8 (Andy):

- Complaints / Violations:
 - 15525 Benchley – Received complaint of a van parked in the yard with someone living in it. Contacted the property management company by email which resolved the issue. No letter sent.
 - 15730 Holbein – 1st Letter – Trash Cans and garbage visible from the street
 - 15435 Curwood – Letters exchanged between HOA lawyer and firm hired by owners. No updates since the HOA lawyer sent a response. 2nd Letter deadline is 15 January – no change to parking situation noted so far.
- Requests / Approvals:
 - 15560 Desiree – Approved trim maintenance and paint.
- Filing 8 Covenant Change Effort:
 - Keli Hansen, the amendment sponsor, was not in attendance, but John noted that no email responses were received this month.

Filing 9 (Carroll):

- Complaints/Violations:
 - No Report – Carroll not at meeting
- Requests / Approvals:
 - No Report – Carroll not at meeting

Old Business:

1. Landscaping and Maintenance Report (Don):

i. General Cleanup & Maintenance:

- i. Don updated the board about winter maintenance and noted there was a lot of slash and branches from the high winds that had fallen in the common areas. The Board discussed what do to with the fallen branches and slash.
- ii. Lisa touched up the Gleneagle North sign on Gleneagle which really improved the look of the sign, and she also added a solar light.
- iii. Bob updated the Board on the stairway that was removed last year and proposed using landscaping boulders plus fill as an inexpensive durable solution to stabilize that area rather than using a large amount of fill to adjust the grade. Bob and the Board will revisit this closer to the end of

the stormwater repair project. John suggested Bob provide a drawing or sketch for the proposal for the Board to get a visual idea of how it would work.

2. Storm Water Damage Repair Update (Mark):

- i. Mark noted the control wall was completed as well as other items. The contractor is continuing work, including drainpipe work and should potentially be able to refill the lake next week.
- ii. Mark noted that the bulk of the work will be completed in the next couple of weeks except for the final grading, seeding and other items that can't be done until the spring.
- iii. Mark said that at this time he is not aware of any additional costs outside of the current statement of work.

3. Filing 3 Entrance Improvements (Lisa)

- i. There are no updates at this time. Lisa will develop a proposal/statement of work with requirements that the board can consider before sending to contractors. Brian offered to help with the statement of work and Bob Swedenburg will provide the name of three contractors he has found.

4. Signpost Replacement Agreement (Bob)

- i. Bob suggested a Zoom meeting with John and Brian and other interested parties regarding requirements and reviewing specifications and other plans for this project. Another thing to consider is the structure of the bid as far a timing when work gets done. The meeting is tentatively scheduled for January 19th for Bob, John, Brian and Andy.

5. Lights Tour and Hayride (Lisa)

- i. Lisa briefed the board on the annual celebration, which turned out better than previous years. The Hayride contractor cancelled before the event, but Lisa found an alternative that worked very well as was popular with participants. The Board plans to use the new contractor for future events.

New Business:

1. February Newsletter (Lisa)

- i. Information on the Golden Lights winners will be included as well as the GFL contract information. John and Lisa asked the Board members for additional inputs.
- ii. Lisa noted that the Board should probably put Shred-it day info in this newsletter. Brian will try to get something scheduled so it can be included in the newsletter.

2. HOA Insurance (John)

- i. John noted that insurance rates for the HOA only increased \$1.00 over the previous year.

3. Benches at Jake's Lake (Lisa)

- i. Lisa spoke with Wescott regarding the donation of community benches at Jake's Lake. Wescott cannot directly do that, but Wescott is willing to help support the effort depending on the plan the HOA comes up with. Lisa will work on

developing a plan and Don will contact Gary to determine what the benches will cost.

Topics from the Floor:

1. None

Next Board Meeting: The next Board meeting will be at 7:00 pm **Wed, February 2nd, 2022.**

Adjournment: The meeting was adjourned at 8:27pm.

Approved by a majority vote of the Board of Directors on February 2nd, 2022.

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Andrew P. McNabb
Secretary, GNHOA