

**GNHOA BOARD MEETING MINUTES**  
**July 12, 2023**

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

**Guests Present:** Dewayne Thomas - American Family

**Board Members Excused:** Tim Marburger, Carroll Clabaugh, Andy McNabb

A quorum was present.

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

**Opening Remarks:** The meeting was called to order at 7:00 pm by President John Rickman.

**Guest Presentation (Dewayne Thomas):** Dewayne is our American Family Insurance rep for GNHOA. No comments at this time.

**Meeting Minutes:** The June 2023 meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through June 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: \$51,057.32. Savings Account balance: \$77,178.01.
2. Brian continues to process the January 2023 payments, which are approximately 97% complete at the end of June. Brian has sent July invoices and payments have started coming in.
3. Delinquent account status:
  - a. Account 3011 – Down to one/one and a half billing cycles. They have been making partial payments via bill pay. Brian has stopped charging interest. No communications have been received regarding the remainder of the balance. A lien was filed in mid-2022 and will be released when the balance reaches zero.
  - b. Accounts 4147 and 4121 remain in delinquent status. Liens have been filed with the county. Brian has received a copy from the county and will mail them to the homeowners. We have not heard anything from those homeowners. No response has been yet received from 4147 and 4121.
4. Brian transferred \$10,000 from Ops Savings to Ops Checking to cover walkway project costs.
5. Some of the pre-payments (credits) shown in the checking account will be applied to July 2023 bills and distributed to Ops/Trash account. We will see that number decrease quite a bit in the July report.

6. Brian also reviewed checks, deposits, income, and expenses for June 2023 and answered questions from the Board.
7. Brian has purchased QuickBooks Online and can make multiple accounts with different access levels.
8. Brian will start working on the budget for the next fiscal year.
9. Struggling with migration of GFL to Republic. Challenge getting the accounts setup and billing. Brian and John are working on interfacing with them.

### **Webmaster Report:**

1. Website Activities
  - a. Bob reported that automatic forwarding of emails has changed for some accounts. Everything is resolved.
  - b. John Horvath let Bob know that Filing 9, Article 6 and subsequent pages are missing from the website.
2. Email Server
  - a. Current Email Server Usage is up a little bit. Bob believes it's from spam. It is only affecting three accounts: John, Bob D. and Brian.

**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 will be on “**Water Issues and Future Renewable Water in the NEPCO Region.**” The General Managers from the Woodmoor Water & Sanitation District, and the Tri-View Metropolitan District will speak on the topic and provide updates on “The Loop” and the “Northern Delivery System” future renewable sources. Donala plans to obtain water from one of these.

### **ACC Reports:**

#### Filing 3 (Blair):

- Complaints / Violations
  - 15415 Pompeii Square - weed control
  - 15350 Churchill Place - dead tree/weed control
- Requests / Approvals
  - 25 Seagull Circle - approved paint
  - 89 Seagull Circle - approved tree removal
  - 64 Seagull Circle - approved tree planting
  - 15295 Jessie Drive - scheduled for yard maintenance 7/19

#### Filing 4 (Tim):

- Complaints / Violations
  - None
- Requests / Approvals

- None

Filing 8 (Andy):

- Complaints / Violations:
  - 15505 Curwood – 1<sup>st</sup> Notification, dead tree
  - 15505 Desiree – 1<sup>st</sup> Notification, dead tree
  - 15420 Desiree – 1<sup>st</sup> Notification, dead tree
  - 15545 Curwood – 1<sup>st</sup> Notification, dead tree
- Requests / Approvals:
  - None

Filing 9 (Carroll):

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

**Landscaping and Maintenance Report:**

1. Area Maintenance

- Don has told the mowers to focus on the edges of sidewalks with roundup and weeding.
- Don told the mowers to also double check all the entrances to make sure the weeds don't get out of control.
- Don was able to touch base with Paul from Tree Hoppers on removing a tree that's leaning onto a homeowner's property.
- Don is concerned about the build up at both lakes. Don is going to meet with Juan and see if it's a project he is willing to do.
- Mark brought up the open spaces. Weeds need to be sprayed and he broke down some dams formed by debris, but the residue is still there.
- Underdrain update: John said the underdrain is now flowing so much that it can't be scoped. Mark Yoder expects us to maintain the area but, as of now, we do not know the ownership of the drain. John will be meeting with the county to figure out who owns the underdrain. The Board will be doing periodic checks of the flow. A new cap needs to be purchased that allows more flow. Don/Mark were asked to obtain the outside diameter of the pipe and give it to Bill Hoffmann to identify the correct one for purchase.

**Improvement Projects:**

1. Sidewalk & Trail Renovation:

- Pristine pathway will begin construction on the north side of the bridge at the end of Jessie Drive. Work will start July 21.

2. 2023 Project/Priority Review:

- Filing 3 Improvement committee is going to figure out who owns the utility boxes at the entrance so that we can see if the owners will allow wrapping and obtain pricing for those boxes.

**Old Business:**

1. Expanding Wetlands Remediation Status
  - a. Standing water is essentially gone and we expect to see the cattails go away.
2. Resident Directory:
  - a. John is drafting the notice that will be sent on postcards. Bob will place the information on the website. Working toward a complete database of contact information.
3. Vegetable & Flower Gardens:
  - a. SB23-178 was passed and HOA's must have 3 vegetable/flower garden plans. Homeowners will go through the ACC approval process.
  - b. Bob is going to work on drafting a rule regarding vegetable & flower gardens.
4. Green Thumb Award
  - a. Selection of winners is due by July 16

**New Business:**

1. Short-Term Rentals
  - a. HOA cannot enforce as previous case law says unless it's cited in covenants it cannot be enforced. The covenants would have to be amended.
  - b. John is going to be meeting with the attorney to discuss options.
2. Annual Meeting
  - a. Annual meeting will be held October 18, 2023 at the Bethesda Downstairs Break Room.
3. Fireworks Notice
  - a. John has a homeowner reach out about the amount of fireworks debris they find in their yard. We are going to work on putting those in the November and May newsletters and/or send reminders when the database is available.
4. Graffiti under Jessie/Pristine Bridge
  - a. Brian noticed graffiti under the Jessie/Pristine Bridge. Lisa is going to reach out to Steamatic and see what the quote is to sandblast it.

**Topics from the Floor:**

1. Please get newsletter information to Lisa by the end of July.

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, August 2nd, 2023.

**Adjournment:** The meeting was adjourned at 8:36 pm.

//signed//

Blair J. Dinkins

Filing 3 ACC, GNHOA