

GNHOA BOARD MEETING MINUTES
December 2, 2020

Board Members Present: John Rickman, Mark Keller, Bob Swedenburg, Brian Bleike, Bill Goettlicher, Carroll Clabaugh, Don Richardson, Lisa Cole, Andy McNabb, Bob Dahl, Gaines Burns and Tim Marburger. Tim Marburger and Don Richardson joined late due to Zoom technical difficulties.

Board Members Excused: None.
A quorum was present.

Meeting Location: The meeting was held via Zoom teleconference.

Opening Remarks: The meeting was called to order at 7:06 pm by President John Rickman.

Minutes (Bob): The minutes of the November 4, 2020, meeting were approved as presented.

Treasurer's Report (Brian): Brian provided a detailed report on the Treasurer's activities and finances through end-of-month November 30, 2020.

- a. Checking Account balance: \$47,612.44. Savings Account balance: \$131,433.83.
- b. Continuing processing of July 2020 payments for standard HOA items plus payments for the two tree removal services.
- c. Insurance renewal questionnaire for 2021 submitted in coordination with John – cost reduction and dividend of \$50-75 expected with the bill in Jan-Feb 2021.
- d. HOA registration now required under CO Division of Real Estate. \$30 is the initial registration fee, then \$33 annually thereafter. POC's will be Secretary and President.
- e. January 2021 billing preparation started with mailing expected the first week of January. Example formats for the statement, delinquency letter, and recycling discontinuation notice were discussed and are in the Treasurer report.
- f. Delinquent warning letters and statements sent to 7 of the 9 homeowners that were approved in the November meeting. Received payment or coordinated arrangements with 2 homeowners before letters distributed.
- g. Overdue accounts are now color coded in the Treasurer report to better show the account status.

Brian also reviewed deposits, income and expenses for November 2020.

Webmaster Report (Bob Dahl): Bob provided screenshots to demonstrate the web site and email usage data and reported that he posted the minutes and other items to the website.

Additionally, the following was added to the website since the last meeting:

- Golden Light String Award information
- Hayride cancellation notice
- Events email address

Bob will add an update for January invoices and also post the November Newsletter.

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

Welcome Packages Report (Lisa): Lisa mailed six Welcome Packages this past month.

NEPCO Report (Bob): Bob reported that the NEPCO meeting on November 12 discussed county issues and land use:

- Specifically, a large UPS distribution center is planned for the south side of Baptist road west of I-25. Some at the meeting expressed concerns about increased truck traffic in this area.
- Neighborhood street repair, including for Gleneagle, was discussed, but additional funding for local streets is not expected until 2022 due to I-25 Gap project expenses in 2021.
- The next NEPCO meeting is January 9th, 2021. A county expert on storm water drainage is scheduled to provide a briefing.

ACC Reports:

Filing 3 (Gaines):

- 15275 Copperfield – Deck replacement approved
- 15265 Jesse Project to add a garage. ACC and Bob discussed options with the homeowner and approved a plan for dumpster and parking. Approval was obtained to park in ATE parking lot temporarily.
- 15010 Jesse - Deck replacement not yet approved. The ACC waiting to hear back from the homeowner with additional details.
- 15055 Copperfield –Shed request denied
- 15285 Jesse – Unlicensed vehicle violation. First notice was sent and the ACC is working with homeowner to coordinate with the renters to resolve the issue. A 2nd warning notice is not planned at this time.
- 15130 Copperfield – Visible trash cans and yard debris. The issue appears to be resolved for now.

Filing 4 (Tim): No activity reported this past month.

Filing 8 (Andy): No activity reported this past month.

Filing 9 (vacant): Carroll reported no activity this past month.

Old Business:

1. Landscaping and Maintenance Report:

- i.* Don reported ongoing communications with ATE regarding responsibility for the “wetlands area” and trail to that area. Dawn Jantzen, who lives next to the trail, has volunteered to assist Don and is doing the research on this topic.
- ii.* Restoration of Trail Steps Near Dam: Demolition of old steps was completed with a \$60 dumping fee. Gary will get a bobcat to finish work on the trail. Still TBD is future materials and labor cost to finish the project.

- iii. Beaver damaged tree by lower retention pond: Damaged tree will be hauled out this month.
 - iv. Lower Retention Pond Valve: John noted that the overflow valve is blocked and needs to be fixed. Water is currently going onto path over dam, freezing and causing a safety hazard. John will ask Donala water to suction the pipe to get to the valve to open it. Alternatively, the possibility of siphoning water over the dam as a temporary measure was discussed.
 - v. Ditch for underground spring water runoff: Gary added a plastic pipe and French drain. The problem appears to be solved for now.
 - vi. Jake's Lake Tree Survey: John and Don will plan tree survey in the Jakes Lake area regarding dead trees and limbs that are potentially dangerous.
2. Storm Water Damage Repair Update: The \$80 per home special assessment fee is deemed sufficient for the estimated work. John is currently waiting for a revised estimate from the contractor and will adjust the number of check dams in the scope of work to match the funds collected.
 3. Baptist Road Sound Wall Repair: John reported that he is waiting on the contractor to get the repair scheduled.
 4. Discontinuation of WayGreen Service for Delinquent Owners: John discussed a proposed plan for implementation to add the notice to delinquency letters. The board agreed with the plan.
 5. Beaver Trapping Status: John said there is now a 4th beaver, this one in Jake's Lake. A trap for the beaver will be set pending the amount of ice in the pond. John also reported that the third Beaver reported last month was trapped in the lower retention pond and successfully relocated out of the area.
 6. Owner's Email Registry: The Board discussed creating an owner's email registry to improve communication with homeowners and reduce HOA costs for mailing. Some concern was expressed about the administrative burden of creating and maintaining an email list, but the board agreed this was a good idea that deserves more exploration. John will talk with the GCA about how they manage their program.

New Business:

1. Nomination of Andy McNabb as Secretary: Passed by unanimous vote.
2. Proposal to Formalize HOA violation Process: John recommended a more formal process for tracking HOA violations and submitted a written proposal for discussion. Board members agreed a more formal process was desirable. Board members will provide input on the proposal to John to create a final plan.
3. Bylaws Review: John asked board members to review the bylaws over the next month with the goal of cleaning them up.

Topics from the Floor

1. Golden Light String Awards: John asked ACC reps to send him an email with the number of signs they have to see if any additional signs need to be distributed or ordered. John will talk with Mountainview Electric about a credit for the top winners as has happened

in previous years. The board discussed which gift cards to get for the other winners and decided that Amazon gift cards were the best choice this year. The winners will be determined by the ACC reps on the 12th and 13th of December.

2. GFL Drivers: John will contact GFL to get the list of drivers for trash and recycling collection so that the budgeted end-of-year thank-you checks can be written and distributed before Christmas.
3. Filing 3: Bob thanked Lisa for decorating around the neighborhood in filing 3, which improved festivity in the filing.

Next Board Meeting: The next Board meeting will be 7:00 pm **Wed, January 6, 2021** via Zoom videoconference.

Adjournment: The meeting was adjourned at 8:45 pm.

Approved by a majority vote of the Board of Directors on January 6th, 2021.

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Andrew P. McNabb
Secretary, GNHOA