

GNHOA BOARD MEETING MINUTES
November 4, 2020 - DRAFT

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.

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 7:00 pm by President John Rickman. John began the meeting by asking everyone, in turn, to introduce themselves with a little background since new members were attending for the first time. John then stated that Rob Hampson, the newly elected Filing 8 Director, decided he will not be able to serve on the Board. The Filing 8 Director position will remain vacant until the Board finds a volunteer.

Minutes (Bob): The minutes of the October 7, 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 October 31, 2020.

- a. Checking Account balance: \$50,599.47. Savings Account balance: \$131,429.51.
- b. Continuing processing of July 2020 payments for standard HOA items plus tree removal services.
- c. Processing Phase 2 Tree Services payments from early Oct statement mailings, due by Nov 30. Paid Tree Hoppers \$13,616 in early Oct for services provided.
- d. Provided files from Annual Meeting for posting on GNHOA web site (presentation, budget reports).
- e. BoD approval requested to send warning letters to 9 homeowners with delinquent accounts (more than 2 billing cycles without payment).
- f. GNHOA currently has nine overdue accounts and two liens remain outstanding for accounts #3039 and #8004.

A motion was made and seconded to send warning letters to 9 homeowners with delinquent accounts.

Brian then reviewed the checks, deposits, income and expenses for October 2020.

Webmaster Report (Bob Dahl): Bob provided screens to demonstrate the web site data and reported that he posted minutes and other items. He showed we have 263 homeowners on the alert sign-up. He then showed specifications and data on usage, messages and spam receipts. He asked everyone to please clean-up mailboxes.

Alert System Manager Report (Lisa): Lisa reported there were three alerts sent this past month; one meeting reminder and two alerts regarding the delay in trash pickup.

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

NEPCO Report (Bob): Bob reported that the next NEPCO meeting is scheduled for 14 Nov and the County Commissioners for Districts 1 and 3 will be speaking on county issues.

ACC Reports:

Filing 3 (Gaines): Bob introduced Gaines Burns as the new ACC for Filing 3. Gaines will report on Filing 3 next month. Bob reported that he and Gaines approved a fence at 15055 Copperfield, approved a house paint at 15055 Copperfield, approved a new roof and trim color at 46 Seagull, and approved stucco siding at 15595 Copperfield. They denied a request for a brick mailbox stand at 15595 Copperfield. They sent the first and second notice of violation regarding yard debris at 15110 Copperfield, sent the first notice of violation regarding a long-parked unlicensed car in the driveway at 15285 Jessie, and sent the first notice of violation on a broken mailbox stand at 15475 Copperfield. Bob reported on an approved major addition to the house, garage and new driveway at 15265 Jessie which is across from the school, and he and Gaines are working with the owner to keep construction materials, trucks, and the dumpster off the street for purposes of public safety. The construction will occur from December through February, probably March or later, and may cause much obstruction of a very busy intersection next to the school throughout the winter. Bob sent a letter of inquiry to 15130 Copperfield requesting he honor his prior promise to store trash containers behind a privacy fence, and Gaines sent the first letter of violation to 15130 Copperfield regarding unsightly debris in the yard and a long-parked unlicensed car in the driveway.

Filing 4 (Tim): Bill introduced Tim Marburger as the new ACC for Filing 4. Bill reported that he is preparing a third notice of violation regarding an unsightly yard at 15519 Jessie.

Filing 8 (Andy): Andy reported that he approved a deck at 15870 Holbein.

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

Election of Officers: John, Mark, and Brian announced that they would be willing to stay on as President, Vice President, and Treasurer, respectively, unless there are any other candidates for these offices. John stated that Bob would like to turn over Secretary duties to another since he has been Secretary for many years. There were no volunteers, so Bob agreed to continue as Secretary until a volunteer is found. There not being any new candidates, nor objections, these officers were elected by acclamation.

Old Business:

1. Landscaping and Maintenance Report: Don reported on the following:
Restoration of Trail Steps Near Dam: These are the timber steps leading from the Pristine Loop trail up to the Beaver Dam cross over. Don requested Gary Frith provide an estimate to remove the deteriorated steps and lay a walking trail down the hill.
Ditch for underground spring water runoff: This is the newly discovered water source just east of the playground across the trail. Don reported he has requested Gary Frith to review this situation and determine if a ditch could be constructed to drain the water into the storm water drainage channel.

2. Baptist Road Sound Wall Repair: John reported that the \$575 quote for this repair is still valid and that he has requested the repair work be done.
3. WayGreen Service for Delinquent Owners: John suggested that delinquent owners be notified that the GNHOA will no longer pay for recycling service until the delinquent assessments are paid. The Board discussed this and voted unanimously to approve this motion.

New Business:

1. Beaver Trapping Status: John said that the trapper is still trying to trap the beaver near the lower detention pond.
2. Proposed Filing 3 Covenant Amendment: Bob discussed the point paper he sent the Board on a possible amendment to allow homeowners to erect an upscale mailbox stand from brick, stone or stucco in harmony with their house. Bob and Gaines were asking for advice on this matter. The Board discussed the process and the pros and cons. Gaines and Bob will discuss whether to proceed or not.
3. November Newsletter Input: John requested that newsletter inputs be sent to Lisa no later than Wednesday, 11 November.
4. Golden Light String Award: The date for the judging was set for 12-13 December, 2020. Bob Dahl will put this on the web.
5. GNHOA Owners Email Registry: Deferred until next meeting.
6. By-Laws Review: Deferred until next meeting.

Topics from the Floor

1. Annual Meeting Reviews: The Board briefly discussed the recent annual GNHOA meeting. The reviews were very good. Job well done by all!
2. Nextdoor Post by Homeowner: The Board discussed the recent posting on the Nextdoor site by a disgruntled homeowner complaining about the GNHOA. The Board decided that no response would be made by the Board.

Next Board Meeting: The next Board meeting will be 7:00 pm **Wed, December 2, 2020** via Zoom videoconference.

Adjournment: The meeting was adjourned at 9:09 pm.

Approved by a majority vote of the Board of Directors.

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Robert L. Swedenburg
Secretary, GNHOA