

**GNHOA BOARD MEETING MINUTES**  
**June 9, 2022**

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

**Guests Present:** None

**Board Members Excused:** Andy McNabb and Tim Marburger

A quorum was present.

**Meeting Location:** The meeting was held via Zoom teleconference.

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

**Minutes (Andy):** The May 4, 2022 meeting minutes were approved.

**Treasurer's Report (Brian):** Brian provided a detailed report on the Treasurer's activities and finances through May 2022. 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: \$66,265.69. Savings Account balance: \$104,201.16.
2. Brian noted the HOA is 96% complete for the January 2022 billing cycle.
3. Delinquent account status:
  - a. Released lien on account 7009 after receiving full payment.
  - b. Filed liens on delinquent accounts 3011, 4120, 4112, 4122 as approved by Board in previous meetings.
  - c. Received full payment on account 4122 after lien filing; released lien in late May.
  - d. Still receiving two scheduled monthly payments for account 8113 according to payment plan.
  - e. Delinquent account 4099 property expected to sell in late May to early June - full payment will be provided with settlement.
4. Brian provided a sample statement format provided to homeowners for billing and second notices, including line items for assessments, trash, recycling, and tree services for Board review.
5. Brian also reviewed checks, deposits, income, and expenses for May 2022 and answered questions from the Board.

**Webmaster Report (Bob Dahl):**

- Email:
  - Bob reminded board members to clean out old emails.
- Website Updates:

- Bob noted some changes to the website over the previous month including a notice on the holiday trash pickup

**Alert System Manager Report (Lisa):** There were eight alerts sent this past month primarily on trash recycle and bears in the area.

**Welcome Packages Report (Lisa):** Lisa sent or delivered 58 welcome packages this past month, primarily to current renters.

**NEPCO Report (Bob):**

- Bob mentioned the recent legislation passed and signed by the governor that affects HOAs. John is familiar with these. NEPCO will hold its next meeting Saturday, July 9, 2022, at the Woodmoor “Barn” Community Center. The guest speaker will be Mr. K. C. Somers, Superintendent of School District 38, speaking on the status and the future of the school district. Also, the meeting will have a panel discussion on the pros and cons of using HOA management companies. Homeowners from member HOAs are welcome to attend. Bob will forward the minutes to the Board after the meeting.

**ACC Reports:**

Filing 3 (Blair):

- Complaints / Violations
  - Discussed a course of action to address the unsightly lawn at the home on Jessie Drive across from the school
- Requests / Approvals
  - 15310 Pompeii - Approved removal of trees and exterior painting
  - 15455 Copperfield - Approved roof replacement
  - 15055 Copperfield - Approved removal of flagstone on side of yard to be replaced with stamped concrete, approved new deck
  - 15270 Copperfield - Approve landscape changes (adding grass back in)
  - 15475 Copperfield - Approved exterior paint
  - 15370 Copperfield - Approved roof replacement
  - 15045 Copperfield - Approved landscape changes (added rock to west side)
  - 15210 Churchill - Approved exterior paint

Filing 4 (Tim): Absent from meeting – no report

Filing 8 (Andy): Absent from meeting, but provided following report:

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

Filing 9 (Carroll):

- Complaints / Violations
  - None

- Requests / Approvals
  - None

Carroll stated that he updated the neighborhood roster and sent to all homeowners in Filing 9.

**Old Business:**

1. Landscaping and Maintenance Report (Don and Mark):
  - i. Sitting Benches (Don):
    - i. Benches have been installed at Jake’s Lake and on the trail below Pristine Dr. The third bench will be installed near the lower detention pond.
  - ii. General Cleanup & Maintenance:
    - i. Don is reviewing options for the trail stairs replacement.
    - ii. Don is researching the requirements to maintain the pond to keep algae and water weeds under control. Previously, a homeowner had done this on his own expense. Don noted that the total annual cost would be less than \$1,000 and would come up with the final numbers after some more research.
    - iii. 2022 Weed Spraying: Mark stated that the contractor sprayed the HOA areas in May.
2. Storm Water Damage Repair Update (Mark):
  - i. Mark has updated the board on the project's state in emails during the past month and stated that the project is now complete. Mark is collecting photos and documentation to provide the Board with the necessary history and data for future maintenance.
3. Signpost Replacement Agreement
  - i. Brian briefed the board that a company named Work Zone Traffic Control appears to be the only contractor interested in the project and he is working to get a contract prepared for signature.
  - ii. There are still a few questions pending with Work Zone Traffic Control but so far their proposal looks promising, and they are an experienced contractor for signage in El Paso county. The Board agreed to move forward with a contract finalization and try to get the answers as we do so.
4. Filing 3 Entrance Improvements
  - i. Brian stated that a site visit by our potential contractor with Brian, Lisa, Blair and Bob was completed recently. This was needed to get the info to prepare a site plan to send to the county for approval of the entry way monument.
  - ii. The county rejected the draft site plan by our contractor, and we are now trying to determine exactly what information must be in a site plan.
5. Spring Cleanup (John):
  - i. John noted that we still need sign-ups to help with the clean-up June 10 and 11.
  - ii. The fire department cannot provide a chipper this year for our weekend, but we will have a roll-off unit for slash and a saw and loppers for homeowners to use.

**New Business:**

1. HOA Legislation Update (John):

- i. John updated the board on pending HOA legislation that recently passed the Colorado Legislature. HB22-1139 was signed by Governor Polis on 6/3/22 making it illegal for HOAs to enforce any restrictions on a public right-of-way (parking on streets). This impacts GNHOA covenants.
- ii. Most of the new HOA legislation only affects “large” HOAs that must comply with the CCIOA law. Small HOAs with annual assessments less than about \$500 per year are exempt from CCIOA, but in order to meet the exemption it must be written in the covenants that the annual assessment will be less than the CCIOA amount. John reviewed the covenants for the four GNHOA filings and found that Filing 4 requires the statement be added. The other three already have it.

**Topics from the Floor:**

2. Tree Removal: John described a site visit with a homeowner bordering the common area in Filing 4 where some trees are impacting the homeowner’s property. John will get a quote from Tree Hoppers to remove three Aspen and notify the board of the estimate for approval.
3. Jessie Drive West of Gleneagle: Brian showed some charts from the county Department of Public Works that excluded Jessie Drive west of Gleneagle Dr from being reconstructed. Earlier this year County Commissioner Holly Williams provided charts to Bob showing the county has budgeted Jessie Drive work this year. Bob said that a homeowner in Filing 3 is in touch with the commissioner to try to find out what’s going on. It is not looking good.

**Next Board Meeting:** The next Board meeting will be at 7:00 pm Wed, July 6th, 2022.

**Adjournment:** The meeting was adjourned at 8:38 pm.

//signed//  
Andrew P. McNabb  
Secretary, GNHOA