# Gleneagle North HOA
# 2026 Annual Meeting




**October 27, 2026**

**7:00 - 9:00 pm**

**Trinity Anglican Church**

# AGENDA

1. Call to Order
2. Introductions - Board of Directors
3. Minutes of Last Meeting
4. Maintenance & Improvement Projects
5. Covenant Enforcement Updates
6. Financial Report
7. Ratifications & Elections
8. Improvement Projects
9. Topics From the Floor
10. Adjournment

# BOARD OF DIRECTORS

**Filing Directors**

- * Filing 3 - Bob Swedenburg (12 years)
- Filing 4 – Bill Goettlicher (15 years)
- * Filing 8 – John Rickman (11 years)
- Filing 9 – Gary Savoren (2 years)

**At-Large Directors**

- * Vacant
- * Filing 3 – Lisa Cole (10 years)
- Filing 4 – Rich Johnson (3 years)
- Filing 3 – Earl Kirkwood (2 years)
- * Filing 9 – Don Richardson (7 years)

**Architectural Committee Representatives (Not Elected)**

- Filing 3 – Chris King (New)
- Filing 4 – Mark Krstyen (2 years)
- ** Filing 8 – Vacant
- Filing 9 – Mike Kindt (1 year)

**Webmaster - Bob Dahl** (7 years, not a Board member)

* Position up for election
** Committee appointment

# MINUTES OF LAST YEAR'S MEETING

A REQUIRED ELEMENT OF ANY HOA ANNUAL MEETING IS READING OF THE MINUTES OF THE PREVIOUS MEETING.

THIS REQUIREMENT MAY BE WAIVED UPON APPROVAL OF A MOTION TO WAIVE THE READING.



# Maintenance & Improvement Projects



# MAJOR PROJECTS COMPLETED IN 2026

- Installed five pet waste stations in common areas
- Repaired Alcott Court sidewalk and drainage issue
- Replaced playground timbers, enhanced mulch
- Repaired, replaced common area split rail fencing
- Refreshed Jakes Lake landscaping
- Updated Steinbeck rocks, edging
- Refreshed Desert Inn rocks, repaired entry sign
- Cut and removed dead trees in common areas
- Repaired and refreshed common area trails

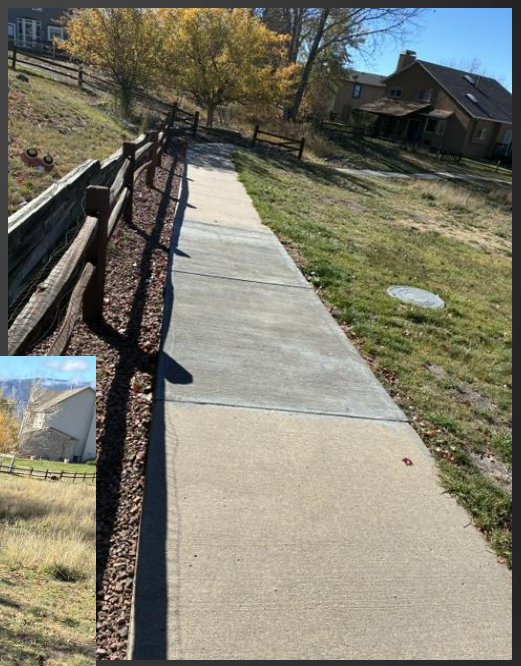
# PET WASTE STATIONS

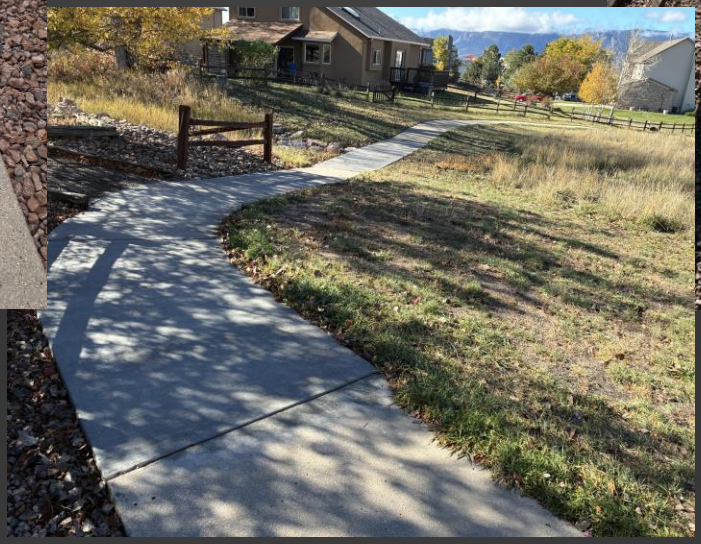





# ALCOTT COURT SIDEWALK & DRAINAGE

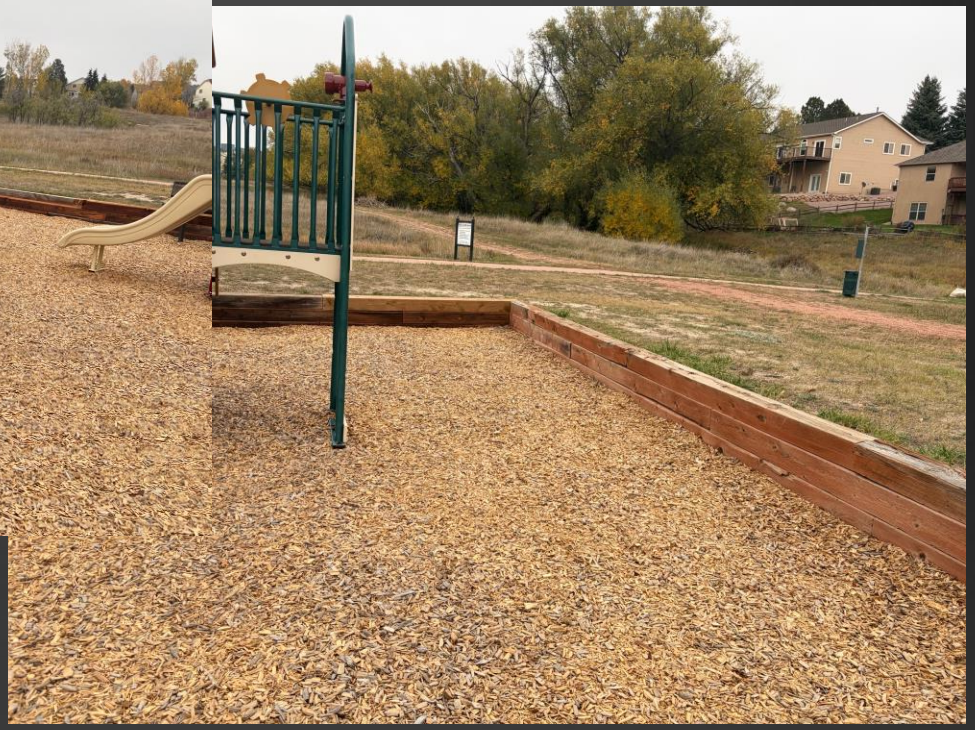






# PLAYGROUND REPAIRS





# COMMON AREA ENHANCEMENTS









# WALKWAY & FENCING





# TREE TRIMMING








# JAKE'S LAKE







# PAST YEAR'S REGULAR ACTIVITIES

- Maintained 15 common areas – mowing, weed control, trees
- Coordinated snow removal – community sidewalks, steps
- Stormwater ponds – sediment and algae control
- Published quarterly newsletter – sponsor ads helped offset costs
- Conducted Golden Light String and Green Thumb contests
- Coordinated Holiday Lights Tour and Shred-It Day events
- Held Spring Clean-Up event – 7 containers of trash and metal recycling
- Coordinated contracts for projects and maintenance services
- Coordinated with legal counsel, insurance agent, other HOAs, and NEPCO

# PAST YEARS' REGULAR ACTIVITIES (CONTINUED)

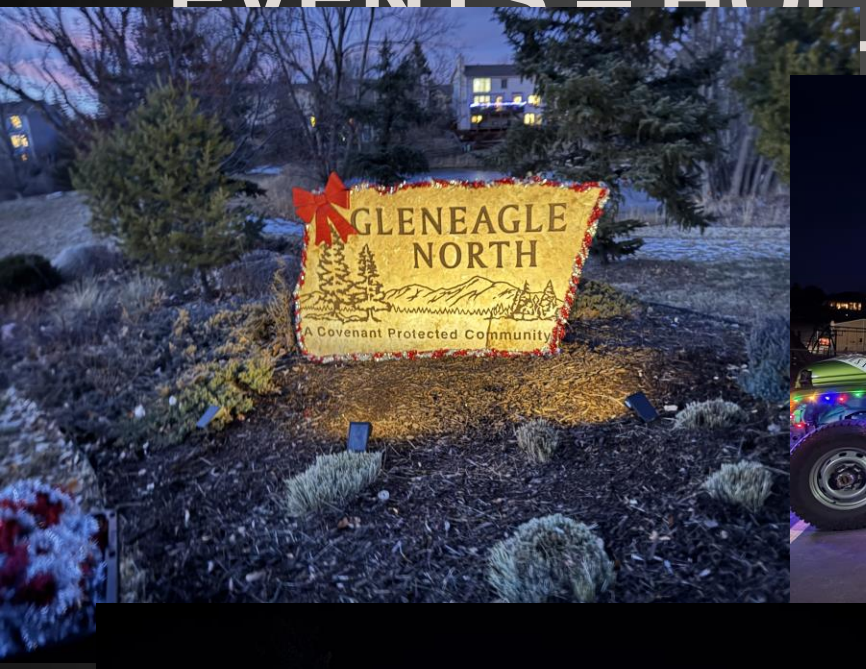
- Maintained and improved web site content
- Managed GNHOA Facebook page (124 subscribers)
- Administered the Resident Directory (289 homeowners)
- Distributed welcome packages to new homeowners
- Sent email alerts to homeowners with emails registered on the Resident Directory
- Administered custom Google Map for common area maintenance, snow removal, underdrain location data

# EVENTS – SHRED IT DAY






# EVENTS – HOLIDAY LIGHTS TOUR










# Architectural Control Activity



# ARCHITECTURAL CONTROL ACTIVITY

- Architectural Control Committees (ACC's): 55 requests approved, 7 requests denied, 40 covenant violations recorded
- Applied and collected fines for unresolved covenant violations
- The Rule for Enforcement of Covenants is posted on the GNHOA web site and explains the process that must be followed when a violation is reported
- Most violations received from homeowners involved unsightly yards, weeds, dead trees, or trash and recycling bins stored outside
- There are currently seven properties with liens due to non-payment of dues or failure to remedy covenant violations

**To report potential covenant violations:**

- Email info@gnhoa.com or contact your Filing ACC representative at filing#ac@gnhoa.com (# = 3/4/8/9)

# Financial Report



# TRASH & RECYCLING SERVICE CONTRACT

- Extended contract with Republic Services for years 2027-2031
- No increase in trash service cost for 2027
- Recycling service cost reduced by ~$2.59/month until free service is activated – target is Jan 2027
- Annual cost increases of 5% in years 2-5; fixed billing amount for GNHOA homeowners across all 5 years
- Roll-off container pricing for annual cleanup event is $300 per container, no increase
- Free recycling service, when activated, will be available to all homeowners with biweekly collection, same pickup day as trash
- Two extra trash bags outside of container no longer allowed, moving to automated truck service for cost management
- Bulk collections must be scheduled and prepaid through Republic
- Result:  familiar service provider and procedures, low fixed service costs for homeowners in years 2027-2031

# HOMEOWNER BILLING: SEMI-ANNUAL

Assessments:

- Operations assessment: $62.50 (no change)
- Stormwater Maintenance assessment: $12.50 (no change)

Trash and recycling service fees, updated for 2027-2031:

- Trash: $84.00 (increased from $80.25)
- Recycling: $0 with new State of CO EPR program (decreased from $35.25)

Homeowners billed in Jan and Jul – updated for 2027:

- $159.00 for assessments, trash, free recycling ($318 annually)
- Recycle fee until CO EPR is implemented: $3.00/month (now $5.87)

Payment methods:

- Submit Zelle EFT to treasurer@gnhoa.com (preferred)
- Schedule bank online bill pay
- Mail check to GNHOA
- No debit or credit cards (cost, security, complexity, adoption challenges)

# BALANCE SHEET - LAST YEAR

- GNHOA Fiscal Year is October 1 to September 30
- Checking account holds funds for day-to-day operations and trash services
- Reserve funds maintained in Savings account, tracked by subaccount
- No loans, credit, or other liabilities
- Trash reserve increase due to transfer of Operations-Trash funds from 3 of 5 service contract years with no CPI increases

| Account – Subaccount | Balance $ Oct 1 Last Year | Balance $ Sep 30 This Year | Difference $ |
|---|---|---|---|
| Checking - Operations | 11,131.74 | 24,570.02 | 13,438.28 |
| Checking – Trash & Recycling | 65,927.91 | 41,641.24 | -24,286.67 |
| Checking – Other (credits / pre-payments) | 4,388.50 | 4,251.68 | -136.82 |
| **Checking Total** | **81,448.15** | **70,462.94** | **-10,985.21** |
| Savings - Operations | 21,369.45 | 21,473.69 | 104.24 |
| Savings – Trash & Recycling | 7,539.83 | 33,539.83 | 26,000.00 |
| Savings – Stormwater Maintenance | 52,281.91 | 43,834.41 | -8,447.50 |
| **Savings Total** | **81,191.19** | **98,847.93** | **17,656.74** |
| **TOTAL** | **162,639.34** | **169,310.87** | **6,671.53** |

# BUDGET-ACTUAL RESULTS - LAST YEAR

- See Financial Reports handout for fiscal year details
- Key financial reports are posted on GNHOA website in Documents area
- Budget approved by Board, financial performance reviewed monthly
- Extra Operations income due to payment of delinquent accounts and covenant compliance fines

| Budget Category | Actual $ | Budget $ | Variance $ | Variance % |
|---|---|---|---|---|
| Operations Income | 70,938.78 | 63,000.00 | 7,938.78 | 12.60 |
| Operations Expense | 62,984.46 | 63,000.00 | -15.54 | -0.02 |
| **Net Operations (income-expense)** | **7,954.32** | **0.00** | | |
| Trash & Recycling Income | 98,765.37 | 98,287.50 | 477.87 | 0.49 |
| Trash & Recycling Expense | 97,150.98 | 98,479.00 | -1,328.02 | -1.35 |
| **Net Trash & Recycle (income-expense)** | **1,614.39** | **-191.50** | | |
| Stormwater Maintenance Income | 12,130.31 | 12,075.00 | 55.31 | 0.46 |
| Stormwater Maintenance Expense | 14,669.99 | 12,075.00 | 2,594.99 | 21.49 |
| **Net Stormwater Maintenance (income-expense)** | **-2,539.68** | **0.00** | | |

# BOARD APPROVED BUDGET – THIS YEAR

- No base assessment increase planned for this fiscal year
- See Financial Reports handout for budget income and expense details
- Trash decreases due to State of CO EPR free recycling program and available funds from 3 of 5 past service contract years with no annual CPI increase applied

| Budget Category | Budget $ Last Year | Budget $ This Year | Difference $ |
|---|---|---|---|
| Operations Income | 63,000.00 | 63,675.00 | 675.00 |
| Operations Expense | 63,000.00 | 63,675.00 | 675.00 |
| **Net Operations (income-expense)** | **0.00** | **0.00** | |
| Trash & Recycling Income | 98,287.50 | 81,144.00 | -17,143.50 |
| Trash & Recycling Expense | 98,479.00 | 83,211.12 | -15,267.88 |
| **Net Trash (income-expense)** | **-191.50** | **-2,067.12** | |
| Stormwater Maintenance Income | 12,075.00 | 12,075.00 | 0.00 |
| Stormwater Maintenance Expense | 12,075.00 | 12,075.00 | 0.00 |
| **Net Stormwater Maintenance (income-expense)** | **0.00** | **0.00** | |

# ASSESSMENT HISTORY

| Year Range | Annual Amount | Assessment Type | Annual Income | Scope |
|---|---|---|---|---|
| 1993-2004 | $25 | Operations - Annual | $12,075 | Standard operating assessment |
| 2005-2016 | $50 | Operations - Annual | $24,150 | Standard operating assessment |
| 2017-2023 | $75 | Operations - Annual | $36,225 | Standard operating assessment |
| 2024-2025 | $100 | Operations - Annual | $48,300 | Standard operating assessment |
| 2026-Present | $125 | Operations - Annual | $60,375 | Standard operating assessment |
| | | | | |
| 2020-present | $25 | Stormwater Maintenance - Annual | $12,075 | Recurring maintenance assessment |
| | **Total Amount** | | **Total Income** | |
| 2020-2021 | $250 | Stormwater Repair – Project (3 billing cycles) | $120,750 | Special assessment, limited duration |

# FINANCIAL & HOMEOWNER METRICS

| | |
|---|---|
| Home Ownership & Rentals | Total GNHOA homes: 483<br>Homes sold: 24 (5%, up from 3.7% last year)<br>Rental homes: 42 (8.7%, up from 8.3% last year) |
| Trash & Recycling Services | Trash service points: 486 (3 homes with extra containers)<br>Optional recycling service points: 288 (60%, flat, moving to free for all homeowners) |
| Billing & Payments | Homeowner invoices & payments: 1186 & 990<br>Zelle EFT homeowner invoice payments: 364 (~38%, higher)<br>GNHOA outbound bill payments: 116<br>Covenant compliance fines billed: $12,050 |
| Overdue (1 billing cycle) & Delinquent (2 billing cycles) Accounts | Overdue accounts at end-of-year: 64 (13.3%, slight decrease)<br>Overdue account balance at end-of-year: ~$32,585 (includes covenant fines)<br>Delinquent accounts: 11 (significant increase)<br>Delinquent account balance: ~$19,202.52 (includes covenant fines)<br>Open assessment liens filed on delinquent or high-balance accounts: 7 |

# IMPROVEMENT INITIATIVES

- Migrated banking services from FirstBank to PNC Bank
- Leveraged MS365 email and collaboration tools to centralize documents and improve collaboration
- Expanded email-based billing and newsletter distributions to reduce printing, postage, and administrative costs
- Utilized QuickBooks Management reports to improve efficiency
- Renewed central trash and recycling services contract with Republic Services

IMPORTANT:

✓ Ensure emails from *.gnhoa.com and quickbooks@notification.intuit.com addresses are allowed/trusted by junk-spam filter in your email application

# Ratification & Elections



# RATIFICATION OF ACTIONS FOR THE PAST YEAR

The actions taken by the
Board of Directors
must be approved in the form of a
motion approved by the attendees.

# TREASURER ROLE

**Primary Duties:**

- Track all GNHOA financial transactions in QuickBooks Online application
- Maintain Checking and Savings accounts for GNHOA funds
- Create and maintain detailed annual budgets
- Distribute payments for GNHOA bills, reimbursements, other financial obligations
- Generate semi-annual invoices to 483 homeowners for assessments, trash services
- Record payments for homeowner accounts; deposit check batches at bank
- Generate monthly reports of financial activities for Board of Directors reviews
- Prepare presentations and financial reports for annual meetings
- File federal taxes annually using IRS Form 1120-H
- Coordinate periodic reviews (every 3 years) of financial records with service provider
- Distribute overdue and delinquent homeowner account statements and warning letters
- Create lien filing and release documents for delinquent homeowner accounts
- Coordinate contracts and annual renewals with service providers

**Additional Duties:**

- Pick up mail from GNHOA post office box in Monument periodically
- Ensure currency of two annual GNHOA registrations with Colorado state agencies
- Maintain list of GNHOA projects, priorities, cost estimates, status for Board reviews
- Maintain custom Google map of common areas and maintenance activities

**Level of Effort:**

- Typical level of effort ranges from 9 to 18 hours per month depending on time of year

# FILING POSITIONS

**Filing Director Duties**

- Serve as the primary interface to the Board from Homeowners in the filing.
- Serve as a sounding board for filing ACC on Covenants issues.

**Architectural Control Committee (ACC)**

- Receive and approve or deny homeowner home exterior and/or landscaping changes to ensure Compliance with HOA Covenants.
- Respond to and investigate reported Covenants violations, notify homeowners of the need for correction, and work them to correct the violations.
- Select Green Thumb and Golden Light String award winners
- As many homeowners as desire to do so may be on the committee.
- One member of the ACC serves as the Filing ACC Representative and voting member of the Board.

# ELECTIONS - BOARD OF DIRECTORS

- Filing 3 Director – currently Bob Swedenburg (retiring)
- Filing 8 Director – currently John Rickman (retiring)
- At-Large Director – currently Lisa Cole
- At-Large Director – currently Don Richardson
- At-Large Director – vacant

Process:

- Self-nominations or nominations from the floor are accepted
- All attendees vote on At-Large Directors
- Filing residents vote for their Filing Director
- One vote per home address

# Improvement Projects for Upcoming Year



# POTENTIAL COMMUNITY IMPROVEMENTS

- Continue improving Filing 3 entrance and other entrance areas
- Maintain greenbelt walking trails
- Continue landscaping and grounds maintenance
- Improve effectiveness of algae management
- Continue with common area underdrain inspections and maintenance (based on conditions)

# ACTIVITIES & OBJECTIVES – THIS YEAR

- Increase community participation on Board, refill vacant positions
- Expand use of homeowner email directory to reduce costs
- Implement community improvement projects
- Continue maintenance of common areas
- Maintain and improve web site content
- Review new Colorado law applicability
- Manage ongoing programs:  Quarterly Newsletter, Awards Programs, Clean Up Weekend, Chipping, Shred-It Day, Holiday Lights Tour
- Focus on resolving covenant issues and violations

# Open Forum



# TOPICS FROM THE FLOOR

Open Forum for
Discussion, Questions,
Suggestions

Meeting Adjourned.

Thanks for Participating
in Your Association!