

GNHOA BOARD MEETING MINUTES

February 11, 2026

Board Members Present: John Rickman, Bob Dahl, Don Richardson, Mark Krstyen, Bill Goettlicher, Lisa Cole, Earl Kirkwood, Rich Johnson, Gary Savoren.

Board Members Excused: Bob Swedenburg, Mike Kindt

Guests Present: Brian Bleike (Financial Manager)

A quorum was present.

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

Opening Remarks: The meeting was called to order at 7:03 pm by President John Rickman.

Approval of Meeting Minutes: The January 14, 2025 meeting minutes were reviewed. A motion to approve was made by Bill and seconded by Don. The minutes were approved by unanimous vote.

Financial Manager's Report:

1. Checking Account balance: \$86,467.43. Savings Account balance: \$81,217.25.
2. Completed distribution of Jan 2026 bills to homeowners via email and mail in early Jan. Started processing payments for Jan 2026 billing cycle. Approximately 48% complete as of Jan 31. Refer to Billing Metrics table for details.
3. Activities related to delinquent accounts:
 - a. Received full payment from delinquent account 4070 in late Jan and received communication of payment plan for \$200/month from delinquent account 3068. Halted approved lien filings and recycling inactivation for these accounts.
 - b. No communications or payments from recent delinquent accounts 9054, 4022, 4147. President filed three liens on February 9th. Requested inactivation of recycling service for 1 of the accounts as of Feb 2.
 - c. Still no communications or payments from delinquent accounts 4106, 8084, 4148 - liens were filed in late 2024 to early 2025."
4. Completed filing of GNHOA's federal tax reporting for 2025 using form 1120-H, as reviewed by BoD in Jan meeting with no changes. Issued 1099-NEC form to 2B Solutions LLC for financial management services to ensure compliance with federal requirements; cost for filing through QuickBooks was \$17.99 which handles contractor form mailing and federal submission.
5. Brian covered activity for the past month as well as the budget-to-actual figures.
6. The Board reviewed the invoice for Brian's financial management services.
7. Brian will look into whether we owe 100s to our other two contractors.

Webmaster Report: Bob Dahl reported that no changes to the web site were needed and that there were no new entries in the Resident Contact Information Database.

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

Welcome Package Manager Report: Lisa reported no welcome packages were delivered this past month.

NEPCO Report: Bob Swedenburg reported that the NEPCO General Membership Meeting on General membership meeting 24 Jan 2026 hosted State Representative Jarvis Caldwell as guest speaker and presentation by Monument Fire District.

ACC Reports:

Filing 3:

- Complaints and Violations
 - 15250 Bovary Ct., 15 Jan 2026 sent second letter of notice regarding fallen stone wall and multiple vehicles in driveway; received voicemail stating progress is being made; 3 Feb 2026 sent letter thanking him for progress and requested estimated completion date for total cure of violations.
 - 15360 Copperfield, no response to date on sunken driveway and unkempt lawn and garden. Board will continue to assess fine of \$50 per week as of November 12, 2025.
- Requests / Approvals
 - None

Filing 4:

- Complaints / Violations
 - One complaint about a shed was found to be unsubstantiated.
- Requests / Approvals
 - None

Filing 8:

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

Filing 9:

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

Area Maintenance Report: Don reported that the debris in the drain from the lower pond had not been removed due to a lack of freezing to allow access to the pipe. The option is to find a boat that can be used to access the pipe. Don then asked for someone to cover for him the next two weeks as the person to order snow removal if required. John will take that duty.

Old Business:

1. Filing 3 Entrance Update: John provided information to the Board about a potential source for a sign and the estimated cost. The Filing 3 directors will determine whether it meets their needs.

2. Technology Sub-Team Report: Bob Dahl reported that he has set up the GNHOA email accounts to be able to log in using Microsoft Authenticator.
3. February Newsletter: John took comments on the President's Corner article and forwarded a revised version to Lisa.
4. Dog Waste Stations: The Board discussed the proposal and a motion to approve purchase of four stations for \$1,200, including the cost of installation materials. Lisa made the motion and Gary provided a second. After discussing the locations for the stations, it was determined that five stations would be required. A motion was made and seconded as before to approve \$1500, including installation materials. Don Richardson volunteered to install the stations.

New Business: Discussion of the need for a Secretary did not yield a volunteer for the position.

Topics from the Floor: None.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, March 11, 2026.

Adjournment: The meeting was adjourned at 8:25 pm.

Bob Swedenburg
Acting Secretary, GNHOA