

GNHOA BOARD MEETING MINUTES

January 14, 2026

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

Board Members Excused: Gary Savoren

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 7:00pm by President John Rickman.

Approval of Meeting Minutes: The December 2025 meeting minutes were reviewed. A motion to approve was made by Bob and seconded by Earl. The minutes were approved by majority vote.

Financial Manager's Report:

1. Checking Account balance: \$62,336.98. Savings Account balance: \$81,210.84.
2. Continuing to process payments for Jul 2025 billing cycle - approximately 93% complete as of Dec 31. See Billing Metrics table for details of each billing cycle.
3. Completed generation of 483 invoices for Jan 2026 billing cycle, after updating accounts with latest Resident Directory info and applying finance charges to delinquent accounts with liens filed. Also applied credits/pre-payments to new invoices. Invoices will be mailed around Jan 6 (Tri-Lakes Printing is closed until Jan 5) or emailed on Jan 1 based on homeowner notification preferences. See Sample Invoice 2026 worksheet for example.
4. Activities related to delinquent accounts:
 - a. No communications or payments from recent delinquent accounts 9054, 3068, 4070, 4022, 4147. Sent delinquent account warning letters in mid-Oct with due date of Nov 7 for communication or payment. BoD has approved discontinuation of recycling and filing of liens in early Jan if no actions are taken by homeowners.
 - b. Still no communications or payments from delinquent accounts 4106, 8084, 4148 - liens were filed in late 2024 to early 2025.
5. Completed annual State of CO business entity registration for GNHOA. Modified name of Registered Agent to John Rickman.
6. Expecting annual increase in Republic's trash and recycling service fees starting in Jan 2026. Five-year contract ties increases to Trash Collection Service CPI with max of 5% for any year. Price increases were considered in 2022-2026 trash service income-expense plan and billing amounts.
7. Brian stated that he is filing Form 1120-H for GNHOA's federal income taxes for 2025, and GNHOA will owe \$0.
8. Brian also covered activity for the past month as well as the budget-to-actual figures.

9. The Board also reviewed the bill and invoices for Brian's financial manager services.

Webmaster Report: Bob Dahl reported that he made a few updates to the web site and removed some dated announcements.

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

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

NEPCO Report: Bob Swedenburg reported that the next NEPCO General Membership Meeting may be January 24 at the Woodmoor Community Center "Barn". Still firming date. Guest speaker will be Jarvis Caldwell, Colorado State Representative for House District 20. He will speak on the expectations for the Colorado legislative session beginning this week.

ACC Reports:

Filing 3:

- Complaints and Violations
 - 15250 Bovary Ct., sent first letter of notice on Dec 11, 2025, and second letter of notice on January 14, 2026, regarding covenant violations for unrepaired crumbling retainer wall and a plethora of vehicles stored around the house.
 - 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.
 - 15295 Jessie, property manager Tricon agreed to restore the front, side and back lawns to the satisfaction of the ACC before June30, 2026 at which time the GNHOA Board will waive the accumulated fines from November 12 onward. Fines are \$150 per week.
- Requests / Approvals
 - None

Filing 4:

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

Filing 8:

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

Filing 9:

- Complaints / Violations
 - No report
- Requests / Approvals

- No report

Area Maintenance Report:

1. Pond Maintenance: Don stated that three treatments will be needed every summer to remove algae from Jake's lake.
2. Beaver Update: Don stated that this Friday the contractor will clean up the debris from the beaver's destroyed lodge site. The beaver is gone.
3. New Trail Maintenance at Jake's Lake: Pea gravel will be put on the partial path around Jake's Lake to mitigate erosion at a cost of \$1575 which is in the approved budget. A complete path to ring the pond may be built this summer.

Old Business:

1. Filing 3 Entrance Update: Nothing to report.
2. Technology Sub-Team Report: Bob Dahl reported that he is working on a program to eliminate spoofing our domain name.
3. Rule for Roof Maintenance Approval: The board discussed the proposed rule distributed by John which would clarify the types of roofing materials that could be approved for all four filings. A motion was made by John and seconded by Bob to approve the rule, and the board voted unanimously to approve. John will sign and have it posted on the web site.

New Business:

1. Holiday Lights Tour Post-Event Report: Lisa reported that it went well and there was a good turnout.
2. Golden Light String Awards Post-Event Report: John reported that it went well and the electric bill credit will be provided this month to the first-place winners in each filing.
3. Dog Waste Stations: Lisa stated that high quality dog waste stations for the hiking trails would cost about \$250 each and we will need four. Don said he will investigate the cost of installation. The board will review the total cost and schedule at the February meeting.

Topics from the Floor: John announced that Newsletter inputs are due to Lisa by the end of January for our February Newsletter.

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

Adjournment: The meeting was adjourned at 8:15 pm.

Secretary, GNHOA