

GNHOA BOARD MEETING MINUTES

July 8, 2026

Board Members Present: Bill Goettlicher, Bob Swedenburg, Gary Savoren, Mark Krstyen, Bob Dahl, John Rickman, Lisa Cole.

Board Members Excused: Don Richardson, Earl Kirkwood, Rich Johnson, Mike Kindt.

Guests Present: Brian Bleike (Financial Manager) - absent

A quorum was present.

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

Opening Remarks: The meeting was called to order at 7:05 pm by President John Rickman.

Approval of Meeting Minutes: No changes were noted for the June 10, 2026, meeting minutes. A motion to approve was made by Bob Swedenburg and seconded by Mark Krstyen. The minutes were approved by unanimous vote.

Financial Manager's Report: (From June financial report)

As of June 30, 2026, Checking = \$42,575.19 Savings = \$ 108,895.81

Treasurer Notes:

1. Continuing to process payments for Jan 2026 billing cycle - approximately 95% complete at end of last month.
2. Completed generation of invoices for Jul 2026 billing cycle. Applied interest to delinquent accounts, updated Customer records from Resident Directory submissions, printed 284 invoices and submitted to TriLakes Printing on Jul 1, emailed 199 invoices on Jul 1. Note that Overdue Accounts report balances include Jul 2026 invoice charges.
3. Activities related to delinquent and high balance accounts:
 - a. Completed lien filing for account 3011, as approved by Board in May meeting. Mailed recorded lien and latest statement to homeowner.
 - b. Still no communications or payments from delinquent accounts 4147, 4106, 8084, 4148 - liens were filed in late 2024 to early 2026.
 - c. Continuing to apply weekly covenant violation fines on accounts 4018 (\$75/week), 7008 (\$150/week), 3011 (\$50/week), 3061 (\$50/week).
4. Transferred \$25,000 from Checking-Trash to Savings-Trash to increase reserves with available funds related to lower than expected annual CPI increases. Transferred \$4,400 from Savings-Stormwater to Checking-Operations to handle recent expenses related to stormwater maintenance work.
5. Completed transition from FirstBank to PNC Bank due to merger activities in mid-June. Set up user accounts, configured account options, activated Zelle EFT, enabled mobile app, set up QuickBooks transaction downloads, reconciled accounts.

6. No updates on volunteers for Treasurer role, awaiting feedback from one interested homeowner.

Webmaster Report:

- Bob Dahl briefed the BOD about the malicious files that have been causing the web host to shut our website.
- He plans to setup a temporary static site so GNHOA information is available while updated web software is acquired.

Alert System Manager Report: Lisa reported that 2 alert was sent this past month.

Welcome Package Manager Report: Lisa reported 5 package was delivered this past month.

NEPCO Report: The next NEPCO General Membership Meeting will be July 11 at 10:00 am at the Woodmoor Community Center “Barn”. The guest speaker will be an HOA Attorney from Altitude Law, who will address the impact to HOAs from the new laws passed by the Colorado legislature as well as tips on HOA governance and how to change your declarations when needed.

ACC Reports:

Filing 3:

- Complaints and Violations
 - 15095 Copperfield Dr sent first notice of barking dog violation on June 24 with 15 days to cure.
 - First letter of notice for unsightly lawn sent on June 26 to the following homeowners with 15 days to cure:
15350 Churchill, 82 Seagull, 15415 Pompeii, 15535 Copperfield,
15365 Copperfield, 15275 Bovary, 15030 Jessie, 15210 Steinbeck
- Requests / Approvals or Denials
 - 15095 Copperfield Dr, painting approved on June 12.

Follow-up Actions Required:

15360 Copperfield, still no response to date. Board will continue to assess fine of \$50 per week as of November 12, 2025. Lien has been placed for the 6 months, Nov 12, 2025 to May 12, 2026, of non-payment equal to \$1300. Continue assessing fine.

15250 Bovary Ct., still no response to date. Fines assessed effective May 13, 2026, at \$50 per week until violations are cured or an acceptable plan is presented to cure the violations.

15295 Jessie, landscaping has not been restored as of June 30, 2026. Recommend GNHOA send invoice to Tricon for \$5100 of waived fines per previous letter dated Nov 21, 2025, and continue assessing fine of \$150 per week.

Filing 3 ACC rep. reinstated the \$150/wk fine.

Filing 4:

- Complaints / Violations
 - None
- Requests / Approvals
 - 15495 Holbein, new back patio
 - 15425 Holbein, paint
 - 15385 Sostrin, paint

Filing 8:

- Complaints / Violations
 - None
- Requests / Approvals
 - 15935 Holbein Dr. – Paint
 - 15880 Holbein Dr. – Fence replacement
 - 15745 Holbein Dr. – Exterior paint and rock
 - 15445 Curwood – Landscaping
 - 15405 Curwood – Deck & porch replacement
- Denial
 - 15525 Curwood – outdoor sauna structure

Filing 9:

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

Area Maintenance Report:

- Sidewalk underdrain installation below Alcott Court to begin.

Old Business:

- Filing 3 Entrance Update: utility box usage being investigated. Possibility of removing some.
- Technology Sub-Team Report: No update.
- Clean-up weekend review – All went well
- Shred-It Day review – 22 barrels of recycle were shredded.
- Green Thumb contest is week of July 12-19

New Business:

- Potential loss of meeting space, Bethesda sold building, Sept/Oct may be final meeting in building.

Topics from the Floor: None

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, August 12, 2026.

Adjournment: The meeting was adjourned at _8:18_ pm.
Bill Goettlicher

Secretary, GNHOA