

GNHOA BOARD MEETING MINUTES

June 10, 2026

Board Members Present: Bill Goettlicher, Rich Johnson, Bob Swedenburg, Mark Krstyen, Mike Kindt, Earl Kirkwood, John Rickman, Lisa Cole.

Board Members Excused: Don Richardson, Gary Savoren, Bob Dahl.

Guests Present: Not 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 7:02 pm by President John Rickman.

Approval of Meeting Minutes: No changes were noted for the May 13, 2026, meeting minutes. A motion to approve was made by Mike Kindt and seconded by Bob Swedenburg. The minutes were approved by unanimous vote. A motion to approve minutes of - 15250 Bovary Ct Minutes of Hearing on Covenants Violation 13May2026 was made by Earl Kirkwood and seconded by Rich Johnson, and approved by unanimous vote.

Financial Manager's Report: (From May financial report)
As of May 31, 2026, Checking = \$80,934.03 Savings = \$88,281.75

Treasurer Notes:

1. Continuing to process payments for Jan 2026 billing cycle - approximately 93% complete at end of last month. Preparing for next semi-annual billing cycle in early July.
2. Activities related to delinquent and high balance accounts:
 - a. Prepared lien filing document for account 3011, as approved by Board in May meeting.
 - b. No communications or payments from recent delinquent account 4147; lien was filed in early Feb.
 - c. Still no communications or payments from delinquent accounts 4106, 8084, 4148 - liens were filed in late 2024 to early 2025.
 - d. Continuing to apply weekly covenant violation fines on accounts 4018 (\$75/week), 7008 (\$150/week), 3011 (\$50/week).
3. Attempted to negotiate typical 50% reduction in QuickBooks Online annual subscription fees without success this year. In addition, the standard annual subscription fee increased ~42% in one year to \$2,970. QuickBooks customer service was unwilling to reduce pricing in any way; will try again before renewal date. Also considered switching back to QuickBooks Desktop Enterprise version but cost is still ~\$1,900 annually plus hosting cost to share file across multiple users. I am looking into other solution alternatives that may be more cost effective for GNHOA and that provide functional batch invoicing and custom forms features.
4. Received follow-up response from Victoria Holland expressing continued interest in Treasurer role.

Planning to meet with Victoria in the first week of June to review responsibilities, documentation, QuickBooks, and related information.

- John Rickman suggested perhaps holding more reserve trash funds in the savings account versus checking to earn more interest. Brian will determine a reasonable amount and report back.

Webmaster Report:

- No new activity to report
- The website being down prior to the June meeting was noted and Bob Dahl is working with web host to resolve.

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

Welcome Package Manager Report: Lisa reported one 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 HOA Attorney David Fermin, Altitude Law, who will address the impact to HOAs from the new laws passed by the Colorado legislature.

ACC Reports:

Filing 3:

- Complaints and Violations
 - 15205 Churchill Pl, sent 1 st letter of repeat violation on landscaping on May 27, 2026.
 - 15425 Copperfield Dr, sent 1 st letter of repeat violation on landscaping on June 2, 2026.
 - 15250 Bovary Ct., sent notice of \$50 per week fine effective May 13, 2026 on crumbling wall and excessive vehicles on June 2, 2026.
 - 15295 Jessie Dr, sent reminder on June 9, 2026 to Tricon managers that the waived fines from Nov12, 2025 through June 30, 2026 amounting to \$4,950 will be due to GNHOA on July 1, 2026, unless landscaping violations are restored in the next three weeks.
- Requests / Approvals or Denials
 - None

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, if landscaping not restored by June 30, 2026, GNHOA to send invoice to Tricon for \$4950 of waived fines per previous letter dated Nov 21, 2025.

Filing 4:

- Complaints / Violations
 - None
- Requests / Approvals
 - 15450 Paddington Cir, Landscape change.

Filing 8:

- Complaints / Violations
 - None
- Requests / Approvals
 - 16070 Holbein – Paint
 - 15880 Holbein – Fence approval
- Denials
 -

Filing 9:

- Complaints / Violations
 - None
- Requests / Approvals or Denials
 - None

Area Maintenance Report: Don reported via email:

1. Since our last meeting, I have instructed Cajun Cutters to conduct its first (and only) cutting. I also instructed him to spray weed killer along Baptist and the sidewalks when next he cuts. Frankly, I have tried to curtail cutting in order to save money for other “projects”, but after last week’s rains we need another cut along Baptist and Jakes lake area. I’ll call Jeremy at Cajun Cutters to get going this weekend.
2. We removed another beaver since the last meeting (“only” about 30 lbs), but we got him before any major (meaning added expense) damage could be done. Mike has yet to bill us for this, but likely will bundle into his upcoming Algea treatments and pond dredging (Jake’s).
3. POND MAINTENANCE ... Have spoken with Mike Cordova several times, as late as two days ago, I have walked all the area “above “ and around Jakes and the lower retention pond, and he and I have agreed upon the coming strategy:
 - A. Based upon my recon recommendations, Mike is attempting to get his excavator into the eastern side of Jakes within the next week to begin dredging the “beach” (sand runoff) and debris along the perimeter water line. He’ll deposit the dredged sand / soil in the low marshy area just to the east and south of the trail connecting the pond to the doggie station area of the pavement. This will be approx a \$3.5 K project, hence the reason I have “strung out” cutting and area clean up expenses.

- B. After he has finished the dredging project, Mike will administer the “anti-algae” product to both Jake’s and the lower retention pond.
4. GREAT VIEW WHOLE AREA PROJECT LIST ... see attached. In late May, Alan Luna and I walked / drove the entire area in order to compile the attached list. Take a deep cleansing breath , and then note the “bottom line” cost - over \$20K. Obviously we are not in a position to pay for all of this, nor do we need to right now. Simply stated, I would suggest the following:
- A. Let’s “hold off” on the two most expensive items - namely, (1) the (roughly) \$ 5.6 K for repair and replacement of the depressed and cracked sidewalk sections below the Alcott steps. This work includes putting a drain below the walkway, to allow water to drain into the marsh area and preclude winter ice buildup. So, this project not merely addresses cosmetic appearances, but also safety concerns. We can address this in the fall when we have better visibility on our accounts. (2). Repair and replacement of the split rail fencing all around the area (mostly accesses into lower green belt). This is purely a “cosmetic” upgrade and can be delayed.
- B. I would recommend we approve:
1. Jakes lake mulch Island and entrance feature clean up and enhancement.
 2. Cleanup and repair to entrance feature adjacent to Gary’s home :-), as well as cleanup of the Steinbeck / Wuthering Heights corner.
 3. Playground cleanup and mulch addition is both a cosmetic as well as safety issue (need playground mulch depth increased).
 4. cleanup the Pristine Loop stairs - to include clean out of drains beneath them (at the top).

MISC DISCUSSION ITEMS:

1. The crack in the entrance feature wall on Jessie & Gleneagle across from Fire Station . There is a major root from the pine tree immediately behind the wall. I do not recommend that we remove the tree, but do recommend we cut the very large root, and then appropriately caulk the crack to preclude moisture seepage , freezing, and further expansion.
2. Alan Luna has enquired about a possible wall addition to the entrance area at Gleneagle and Jessie (for lack of a better description - “Lisa’s Project”). We currently have some very basic coverage, but it’s hardly attractive - OK, it looks “bad”. But, I’ll go along with whatever Lisa and Alan agree to, so long as it doesn’t violate Traffic sight lines and the access requirements John has stressed.
3. Thistle Spray ... I walked all the area inside the upper Greenbelt and I must say the recent spraying id having an effect ... all the living , green Thistle is bending over , dying !! I also think that this might be the source of an Oder at Jakes that a neighbor recently complained about.
4. Doggie POOP Bags ... I believe Lisa has a handle on ordering new bags - but might suggest that Mark Keller gets “cc’d” on poop bag emails, since he’s not on the GNHOA Board” emails Believe he handles two (2) stations.
5. ROLLING CHIPPER DAY ... I’ve had several folks ask me about “chipper Day”. Have we gotten a firm date on when and where the fire dept plan to conduct this event. Personally, I have a bunch of dead scrub oak trees I’ve cut down and have had a couple of neighbors contribute to the pile of dead branches etc.

Old Business:

- Filing 3 Entrance Update: No update.

- Technology Sub-Team Report: No update.

New Business:

- Clean-up weekend is June 13-14, 9am-4pm. Lisa has put out an alert.
- Shred-It event will occur June 27th.
- No new information regarding chipping from Monument Fire District

Topics from the Floor: None.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, July 8, 2026.

Adjournment: The meeting was adjourned at 8:27 pm.

Bill Goettlicher
Secretary, GNHOA

P.S. – Attached is the estimate list that Don sent along with his **Area Maintenance Report** email.



Landscape Estimates

Date: May 22, 2026

Job Address: Gleneagle HOA

Task	Details	Price
Jake Lake	• Installation of 8 yds of mulch to planters • Cleanup around area and planters	\$2,425.00
Creek on Holbein Dr & Desiree Dr	• Cleanup area around creek of debris buildup Weed control •	\$1,800.00
Alcott Ct. cul-du-sac	• Demo and Replace 240 sq. ft concrete sidewalk • Installation of 20 feet long drain • Cleanup of 50 sq. ft area	\$5,360.00
Jessie Dr & Churchill Pl – Playground	• Installation of 6 rail fence posts and 80 rails • Installation of 6 yds of mulch •	\$4,920.00

Jessie Drive Cul dusac	• Installation of 6 rail fence posts and 10 rails • Application of weed killer • Clean up drainage area near stairs •	\$2,340.00
Steinbeck & Wuthering Heights	• Removal of old rocks in area and installation of three tons of new rock • Installation of metal edging • Cleanup of area • Removal of any dead or dying plants	\$2,290.00
Desert Inn Way & Wuthering Heights Dr	• Prune Junipers • Fix pillar; use mortar to fix pillar • Installation of additional rock (3 tons of matching rock)	\$1,700.00

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