

GNHOA BOARD MEETING MINUTES

May 13, 2026

Board Members Present: Bill Goettlicher, Rich Johnson, Gary Savoren, Bob Dahl, Bob Swedenburg, Mark Krstyen, Mike Kindt, Earl Kirkwood.

Board Members Excused: John Rickman, Don Richardson, Lisa Cole

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 7:00 pm by Vice President Bob Swedenburg.

Approval of Meeting Minutes: No changes were noted for the April 8, 2026, meeting minutes. A motion to approve was made by Mark and seconded by Rich. The minutes were approved by unanimous vote.

Financial Manager's Report: (From April financial report)
As of April 30, 2026, Checking = \$92,999.98 Savings = \$88,275.02

Treasurer Notes:

1. Continuing to process payments for Jan 2026 billing cycle - approximately 91% complete at end of last month.
2. Activities related to delinquent and high balance accounts:
 - a. No communications or payments from recent delinquent account 4147; lien was filed in early Feb.
 - b. Still no communications or payments from delinquent accounts 4106, 8084, 4148 - liens were filed in late 2024 to early 2025.
 - c. Continuing to apply weekly covenant violation fines on accounts 4018 (\$75/week), 7008 (\$150/week), 3011 (\$50/week).
3. Transferred \$1,000 from Checking-Trash subaccount to Savings-Trash subaccount to increase reserves due to annual service cost increases, as approved by the Board in Apr 2026 meeting. Working on updates to five-year Trash Service Cost Analysis for review by Board in upcoming meetings.
4. Received one more inquiry from GNHOA homeowner (Philip Glynn) regarding Treasurer role, leaving two homeowners (Victoria Holland, Philip Glynn) who may still have interest. I will reach out again and offer to connect to provide additional information.

Webmaster Report:

- Since the previous board meeting, only 1 new directory submission was noted. We now have a total of 295 submissions, representing approximately 60% of HOA residents.
- Updated BOD directory.
- Posted new rules for 1. building materials and 2. roofing.
- Created a resident directory

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

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

NEPCO Report: During the May NEPCO meeting our guest speakers addressed the water situation in our area. Aquifers are being depleted and renewable surface water is needed. The next NEPCO General Membership Meeting will be July 11 at 10:00 am at the Woodmoor Community Center “Barn”. Guest speakers will address the impact to HOAs from the new laws passed by the Colorado legislature.

ACC Reports:Filing 3:

- Complaints and Violations
 - 15360 Copperfield Dr, sent letter on May 4, 2026, notifying homeowner of recommended lien. Lien placement was approved unanimously by the Board of Directors.
 - 15250 Bovary Ct. sent third notice of violation by certified and regular mail on March 30, 2026, regarding covenant violations for unrepaired crumbling retainer wall and a plethora of vehicles stored around the house. Invited homeowner to Board hearing May 13, 2026, to present his defense. Homeowner did not appear at Board hearing. Filing 3 architectural control chairman proposed a fine of \$50 per week. Fine levy was unanimously approved by the Board of Directors.
- Requests / Approvals or Denials
 - 15265 Churchill Pl, paint color approved on April 10, 2026.
 - 15245 Churchill Pl, deck approved Apr 17, 2026.
 - 15150 Steinbeck Lane, fence wire mesh approved.
 - 15325 Copperfield Dr, awning approved on Apr 24, 2026.
 - 15380 Copperfield Dr, landscape change approved on Apr 25, 2026.

Filing 4:

- Complaints / Violations
 - 15375 sent 1st letter for unused boat and vehicle stored in driveway.
 - 15370 sent 1st letter for auto repairs in driveway and misc. noisy activities.
- Requests / Approvals
 - 15450 Jessie, Deck approval.

Filing 8:

- Complaints / Violations
 - None
- Requests / Approvals
 - 15545 Curwood Dr. – Landscaping approval
 - 15745 Holbein Dr. – Stucco and rock exterior approval.

Filing 9:

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

Area Maintenance Report: Don reported via email:

1. Spring Area Clean Up ... Great View / Luna Brothers. Earlier this month I drove and walked the entire area with Juan Luna and an “assistant” to review current and projected needs. I am still awaiting an estimate (broken down by agreed tasks). A.
General Clean up.

All major mulch beds (Jake’s Lake , next to playground) to be refreshed. All entrance features to be cleaned and refreshed as needed. Downed branches to be removed and improved trails to be weeded.

B. Specific More Complex Projects ... requiring individual pricing quotes:

Repair Cement sidewalk and drainage below the Alcott Steps. Need to repair broken section of the sidewalk in the “upper” green belt walk way, and in so doing also adjust the drainage to ensure that the water no longer “pools” on the walkway - as it freezes in the winter, creating a safety hazard.

Split Rail Fence Repair / Replacement ... There is numerous “downed” and rotten split rail fences (rails and posts) along the trails entering the lower green belt common areas. We identified sections needing replacement.

Enhance the playground mulch (a specific product).

Repair and upgrade the entrance feature (added rock and cement repair) leading into filing 9, next to Gary’s home.

Clean out drainage associated with the “Pristine Steps”.

2. GRASS Cutting ... I’ve called Cajun Cutters several times and I have purposely “slow walked” starting grass cutting. He is prepared to cut, but I’ll wait another couple of weeks , to save money.

3. Ponds ... Mike Cordova and I have met and discussed pond maintenance twice in recent weeks. He will likely start treating both ponds in the next two weeks -= he wanted the water temp to increase before applying the algae treatment. Also, he will then start the dredging of the

silt that has flowed into the east end of JAKES POND. He will also remove some of the debris forming on the bottom of the pond, from the many overhanging trees.

4. TREE REMOVAL ... we are now in pretty good shape as Tree Hoppers (Paul Hopkins) conducted a major removal of large dead branches and dead tree in the willow grove on the west side of Jake's Lake, about 2 weeks ago. The existing willows now seem to be budding out.

Old Business:

- Dog Waste Stations: Placed and have custodians.
- Filing 3 Entrance Update: No update.
- Technology Sub-Team Report: No update.
- Bob Dahl recommends NOT trying email forwarding with the MS system.

New Business:

- Clean-up weekend is June 13-14, 9am-4pm. Lisa has put out an alert.
- Shred-It event will occur June 27th.
- Monument Fire district chipping date and format is TBD pending information from District.

Topics from the Floor: None.

Next Board Meeting: The next Board meeting will be at 7:00 pm on Wednesday, June 10, 2026.

Adjournment: The meeting was adjourned at 8:00 pm.

Bill Goettlicher
Secretary, GNHOA