

**GMNHOA Board Annual Meeting Agenda**  
**Tuesday February 20, 2018**  
**6pm – Johnston Library**

**Board Members Present:**

Dan  
Cassandra  
Scottie  
Scott  
Mike  
Rob

**Absent Board Members:**

Brian

**Management Company Present:**

Sue Clark

**Homeowners Present:**

See sign-in sheet

- I. Roll Call / Establish Quorum
  - FYI – Kip previously resigned due to moving and Brian Gannon was voted in as his replacement for the remainder of Kip's term.
  
- II. Call the Meeting to Order/Approval of the Agenda
  - Mike called meeting to order
  - Frustration with Stanbrough. The Board began the interview process for a new management company late last summer. It considered many factors. Sue Clark was brought onboard unanimously.
  
- III. Approve minutes – 2017 Annual Meeting
  - Already previously approved and distributed. No questions.
  
- IV. Annual Report

- Financial review of account status. Questions about who has authority on accounts. Sue mentioned that she only has access to operating account for bill paying. Questions about outstanding homeowners. Most are cleaned up.
- We cleaned walls and sealed them.
- Had some trees removed in common space. Trimmer finished cutting down trees that were dead. Questions about trees installed in 2016, but show up on 2017 budget.
- Chris Thomas was hired for landscaping and sprinkler systems.
- Discussion about frozen water in meter. \$2100 spent on water in 2016. \$8600 spent on water in 2017. ~\$4000 of that was for a new water meter. Water near Peckham was turned on and tested and then turned off thereafter. Lots of discussion about budget for water bill. Budget to be considered for decrease.
- Cleaned up entrances up front – Chris Thomas. Very pleased with Chris’s work – we’ll use him again.
- Quorum rules changed to 10% of membership (lots).
- Request to consider moving annual meeting to November due to many snow-birds who aren’t in town during Feb. Under consideration – likely finalize at March meeting. No need to change fiscal year.
- Other upcoming meeting dates – 3/20, 5/15, 7/17, 9/18 (6PM – Library).
- New website set up with a single initial fee, we maintain it. We are working with Squarespace on how to get us higher on the search results page. Going to add a couple new pics in Spring. Any recommendations for additions to be sent to Sue Clark. Bylaws, Covenants, Meeting minutes, Upcoming events are all on there.

V. Election of new Directors – Sue Clark

- No nominations were sent in. Mike and Scott are still available. Motion to cease nominations, seconded. All agreed with no opposition.
- Nomination of prospective board members – all agreed on Mike and Scott. No opposed.

VI. New Business

- Property give-up to City near Peckham. Al talked to parks director at Johnston recently. He’s going to talk to Mike. Al: ‘They want it from us and we should get rid of it because of big problems coming.’ This is still in limbo with City and State gaffes.
- Creek. City had grant dollars earmarked from the State. Homeowners were at the city meeting and didn’t like the proposed plan. Homeowners asked for one of them to do the work since he’s a contractor. City wouldn’t allow that. It was

tabled. We are evaluating what our liability is on this. All said there was supposedly research done a few years ago that put the liability solely on the city. City public works director says that the city is going to do it all in one shot in 5 years. We should talk to Don Clark about the research he did.

- There is a broken leg on the bench at Fullerton/Newgate, SW corner. Al said we paid \$450 per bench. He's betting we could get the same deal if we asked.
- Curbs to be discussed on March agenda. (Snowplow damage.)
- Walking situation with kids crossing Newgate. Multiple kids nearly hit. Vehicles are parking there instead of using dropoff/pickup zone at Beaver Creek Elementary. There's no crosswalk. There are also people that congest the area by turning around. Fridays are the worst, especially after the new high school lets out just west of here. Newgate has become a very busy racetrack. Also people are going around others – groups of kids are nearly getting hit. Now people are parking up on other roads too. A couple of homeowners have been working with the City and School (Beaver Creek). Mr. Toot has contacted Public works and the Chief of Police. He has walked down to see, but he hasn't witnessed the issue. School Board would be the more appropriate contact for this – not BC's principal. City has advised of a walkability study to happen in 2018. But it likely won't be done until end of summer. The parents want HOA support. City could make additional sidewalk and movable stop signs. But HOA would have to give easement and school would have to staff someone to do the sign (open/close) twice a day. Other options to consider would be a triggered walk light like in front of Pioneer on 62<sup>nd</sup>. Makes most sense to add a new sidewalk in the middle rather than control two already existing. City is going to request our aspect gets done first and then the rest of the walkability study gets done afterwards. Still all in limbo with City though. We need 2/3<sup>rd</sup> vote of special meeting to grant an easement. Can we piggyback on the March meeting? Sue will send out a notice to membership after the parent's working with the City get back detailed plans, etc.
- Dan to email what the parents need to get from the City for us to have any value in having a special meeting. – Done (2/21/2018)
- The light fixtures at entrance are pink-ish colored and they may need to be looked at or painted. Replaced? They're ugly!
- 5 year trend on maintenance and financial management. Do we have it? Yes. Right now we hold 20%. Mike put numbers together too but forgot it tonight. He's going to post it on the website.
- Do we have a certified audit of our finances? Cassandra (treasurer) reviews statements each month. Bylaws state that an independent audit should occur

each end of fiscal year. Sue is a third party and our accountant reviews it each year already. We may need to update the bylaws to clarify what we already do.

- Documentation and Record Retention. How do we keep everything? Maybe we need to scan everything?? Sue is still sorting through all the old records she received from Stanbrough. We need to update everything to the website.
- Do covenants go forever? Sue is needing to file a claim for the update to the use restrictions for another 21 years. Suggestion from attorneys is to do it each year. We haven't expired yet.
- Complaint – dog poop in yard from someone else. What can you do when the owner doesn't care? Need to call City.

## VII. Adjournment