



MEETING MINUTES
GLENEAGLE CIVIC ASSOCIATION BOARD OF DIRECTORS MONTHLY MEETING
16 August 2018 at 6:30 PM
Public Conference Room - HTAC

1. Call to Order / Quorum Call

Board President Melissa Seidenberg called the August 2018 meeting to order at 6:30 PM.

Directors Present:

Melissa Seidenberg (Pres)
Kevin Deardorff (Vice Pres)
Chris Doniec (At Large)
Rob Fernandez (At Large)
Kim Doniec (At Large)

**Directors Absent: **

Jerad Barnett (At Large)
Kenneth Judd (Secretary/Treasurer)

Quorum Call: Quorum requirement is met with five Directors present.

GCA Members Present:

Paulette Marine (Neighborhood Representative
Committee Chair)
Sharleen and Glenn Leimbach (River Oaks)
Garrett Barton (Huntington)
Jack Beuse (Pauma Valley)
Larry Oliver (Gleneagle)
Dave Powell (Cherry Hills Way)
Dan Litwhiler (Bermuda Drive)
Bryan Ackerman (Wuthering Heights)
Ed Houle (Gleneagle Drive)
Bob and Carol Kirkpatrick (River Oaks Drive)
Russel Aamodt (Westchester Drive)

Kathy Thatcher (Westchester Drive)
Frank Thatcher (Westchester Drive)
Barbara Mclure (Westchester Drive)
Steve Turner (Westchester Drive)
Jeane Turner (Westchester Drive)
Bart Jones (Rangely)
Mary Jones (Rangely)
Kim Gidley (Westchester Drive)
Helen Gilster (Mission Hill)
Mary Nance (River oaks)
Margie Killoy (Candlewood)

2. Member Comments – Items not on Agenda

- a) Multiple members stated they were there to support the GCA Board or to observe the meeting. Of note, some other comments are:
- b) Mr. Beuse stated that he walked the neighborhood and some areas could use attention.

- c) Ms. Gilster stated she noticed weeds while walking in the open space.
 - d) Ms. Leimbach stated she desired more mowing, more fire safety, and more weed abatement.
 - e) Mr. Leimbach stated he believes the golf course is mowed improperly and desires a different mowing policy.
 - f) Ms. Thatcher states she is concerned about weeds and plant heights for safety
 - g) Ms. Mclure stated that she checked with the county and there is no easement on her property. She stated that the water should be directed elsewhere and not on her property since there is no easement.
 - h) Ms. Turner asked how to join the GCA board.
 - i) Ms. Jones thanked the board for the picnic. She also stated that 3 to 4 cars are parked on the grass on Gleneagle Drive.
 - j) Ms. Seidenberg asked all to remember that there is no golf course. She asked all to refer to the Ray Berg Open Space properly.
3. The July 2018 Board Meeting Minutes was unanimously approved by the Board with no changes.
4. The Adoption of "Adoption of Rules and Policies" policy was unanimously approved by the Board with no changes. Copies were available for review by the board and members. Ms. Seidenberg solicited comments on the policy. No input was received before the vote.
5. **Committee Reports**
- a) Neighborhood Representatives Program status
 - 1. Ms. Marine and Ms. Seidenberg discussed the potential for replacing/transiting the Neighborhood Representatives Program with a new policy for a Neighborhood Welcome Committee program
 - 2. Some ideas were discussed including welcoming new neighbors with the GCA magnet, requesting contact information, potential welcome gifts, etc.
 - 3. The GCA magnet was available for all during the GCA Picnic and was also made available to GCA member present at the meeting.
 - 4. A member notified that the neighborhood reps (soon to be disbanded) often were able to identify One point of discussion was how to determine when renters arrive? Ms. Marine consented to have her contact information published in the minutes to assist in welcoming new neighbors.
 - 5. Mr. Deardorff stated that getting contact information would be a great benefit as the closing documents/title company does not always provide it.
 - 6. Ms. Seidenberg asked for Ms. Marine to generate some cost estimates for the ideas and concepts discussed.

- b) Northern El Paso County Coalition of Community Associations (NEPCO)
 - 1. Mr. Oliver, the President of NEPCO, was present. He provided some information about NEPCO. Of note:
 - i. NEPCO provides information on Land Use, Transportation, Population Changes, and more for Northern El Paso County. For instance, over 2100 new houses are planned for construction by 2020
 - ii. NEPCO membership consists of 42 HOAs.
 - iii. NEPCO has 7 board members.
 - iv. GCA is the 2nd largest member organization, with Woodmoor the largest.
 - v. NEPCO meets every other month
 - vi. He invited all to the next meeting on September 8th. He also stated that there will be free REACT Active Shooter class by the Sheriff's Office Crime Prevention Coordinator.
 - vii. He invited all to check out the website, NEPCO.ORG for useful local information.
 - viii. He stated that Mr. Darryl Glenn, District 1 County Commissioner, is scheduled to be the guest speaker for the November meeting.
 - ix. Ms. Seidenberg asked if any members could attend the next NEPCO meeting. Ms. Doniec, Mr. Fernandez, and Mr. Doniec stated they would plan on attending the September NEPCO meeting.
- c) Covenant Control Committee. Mr. Deardorff stated that one significant covenant violation would be scheduled to go to hearing next month if the violation is not remediated. Other covenant issues were fairly routine and being addressed.
- d) Architectural Control Committee. Mr. Deardorff stated they received several requests. All interactions with the Architectural Control Committee were very positive. He stated that one property was asking for a deck within the setbacks which would need a variance, and another was xeriscaping. Additionally, he reported that 18 properties have been sold. Two new builds (plans) were received and are undergoing review, with only minor issues noted so far (county 25' setback vice GCA 30' setback, paint color, etc.) The Turners spoke up at this time and asked if there was any update to the status of the lower cul-de-sac being planned west of the detention pond. Mr. Deardorff stated there are no updates at the moment.]]
- e) Treasurer's Report. Ms. Seidenberg reviewed the financial statement. She asked for any receipts from the GCA picnic be presented to the GCA treasurer promptly.
- f) Common Areas Committee. Mr. Barnett was not present to brief. Ms. Seidenberg stated that the common areas would be mowed this month by a contractor. She stated that noxious weed mitigation occurred on July 23rd. El Paso County contact has informed us we were on the right track in

our multi-year open space program. Mr. Deardorff spoke about the Eagle Scout project concerning the two sheltered picnic pavilion areas. We have a community member volunteer to oversee the project.

6. Event Planning Committees

- a) Annual Meeting: The Annual Meeting will be held on October 18, 2018 at 6:30 PM at Antelope Trails Elementary. Ms. Seidenberg emphasized that nominations (statement of interest and biography) for the election must be received not later than midnight, Mountain Time, August 31st, 2018. There are two vacancies on the board. There were two questions from the members; whose terms are expiring and why did the board size change from seven to five. Ms. Seidenberg fielded the questions, and also noted that there was an article in the Eagle's View about the board size change.
- b) Eagle's View: After some board discussion reference the timing of the next publication, Ms. Seidenberg requested that all articles be submitted to Mr. Deardorff by Oct 26th. She encouraged all board members to submit an article. Mr. Deardorff solicited feedback on what we can do to increase readership. Several recommendations were: send a notification to look for it in the mailbox, send the PDF file (infeasible as it's perceived as a SPAM attack), send a link to the file on the GCA website, etc. One member suggested more community input and all were informed we strongly encourage and will publish any community input/articles received.

7. Member Comments

- a) One member stated we should engage experts to develop the open space. Ms. Seidenberg stated we have utilized the CSU extension and others experts were engaged.
- b) A member suggested a GCA committee to provide input to help manage the open space. Ms. Seidenberg stated that was done-but there was no response from the community.
- c) A member noted there is a Common Elements/Open Space Advisory Committee/Position that is vacant. Ms. Seidenberg welcomed any volunteer efforts.
- d) A member requested that we have a presentation on the Open Space and the maintenance plan at the annual meeting.
- e) A member wondered if there is any wildlife mitigation plan, noting an increase of skunks and a lack of foxes. This elicited a chuckle around the room. There is no GCA plan for wildlife mitigation.
- f) A member believes that the fire danger is being downplayed. Mr. Ackerman, from the Fire Department, addressed the fire danger and several iterative follow on questions in detail. He strongly emphasized that fire safety begins in your house and around your house on your own property, and that's the lion's share of preventive effort. At that point, resident Steve Turner then stated "It's going to burn".
 - a. A member recommended that committees be open to any member and not just board members. Ms. Seidenberg welcomed such efforts.

- b. A member made some comments about some “weedful properties.” Upon clarification by the member, Mr. Deardorff responded that the address in question had already been noted.
- c. There was a discussion on how often culverts get maintained (cleaned out). Another member noted that El Paso County just released an app “**Citizen Connect**” where anyone can take a picture (turn on your phone’s GPS first) and send it in for a maintenance work order!
<https://bocc.elpasoco.com/county-launches-citizen-connect/> and
<https://myepc.kahunasystems.com/#/homepage>

8. **Adjournment:** Board President Melissa Seidenberg adjourned the meeting at 7:53PM with thanks to all who attended.