



“A Covenants-Protected Community”

*Gleneagle Civic Association*

*P.O. Box 31*

Monument, CO 80132

15 NOV 2018

**2018 GCA Annual Members' Meeting Minutes  
October 18, 2018**

**Roll Call**

Board of Directors

GCA Members in Attendance

**Proof of Notice of Meeting**

Announcements in April 2018 and July 2018 Eagles View Newsletters

Posted on GCA Website

Email notification to members

Sign on Gleneagle Drive

**Reports of Officers**

President – Melissa Seidenberg

Vice-President – Kevin Deardorff

Treasurer Report (Melissa Seidenberg)

**President's Report**

Accomplishments:

First Year of Ray Berg Open Space

2017 Holiday Lights Contest

Annual Garage Sale

Annual Picnic (approx. 110 in attendance)

Increases in Board meetings attendance

Meetings Code of Conduct Policy

Policy for Adopting Policies Policy

Neighborhood Greeter Committee (NR Program policy rescinded)

GCA Common Elements Master Plan (in work)

Board of Directors Training Seminar conducted by GCA Attorney

Change to By-Laws

Criminal activities

Theft of property from unlocked vehicles

Vandalism, trespass, theft and destruction of plant and wildlife habitat  
via prohibited mowing activities

**Way Ahead**

Continue fostering community relations and transparency of Board  
operations

Continue to pursue increased volunteer involvement

Remain proactive in keeping community informed of GCA Community  
interests

## “A Covenants-Protected Community”

### **Vice-President’s Report**

NEPCO Highlights

Association Obligations (County)

Noxious Weed Abatement/Mitigation (Unfinished Business)

RBOS Storm Water Drainage (New Business)

### **Treasurer’s Report**

Budget Year To Date

2019 Budget (available in July 2018 EVN and website)

– To be ratified at November BOD Meeting

All GCA expenses are reviewed by the Board and require approval before payment; ensures transparency

All checks over \$500 require dual signatures; ensures transparency

Dues Notices:

Four notices per year are sent

1st notice: By January 30

Via email to all who have email address of record.

Mailed to all for whom no email address of record

2nd notice: April

Mailed to all homeowners with balance

3rd notice: October

Mailed to all homeowners with balance

4th notice: December

Mailed to all homeowners with balance

Late fee of \$15 assessed for each year past due

### **Committee Reports:**

ACC Committee Report

Authority:

Section 138.

“ . . . Matters which require the approval of the Declarant include but are not limited to: the exterior appearance, material, color, height, location of each structure, drive, walk and fence, grading of site, site lighting, and location, size and type of any landscape material, including grass, ground cover, ornamental rocks, shrubs and trees”.

ACC Reviews:

81 reviews conducted

4 Variances

2 Approved

2 Denied

Simple Process:

1. E-mail project description and sketch to [architectural.control@gleneaglehoa.org](mailto:architectural.control@gleneaglehoa.org)

2. Review conducted to determine conformance with CCRs

## “A Covenants-Protected Community”

3. Approval number provided or disapproval memo sent with suggestions for re-submittal
4. Normal processing 3-5 days (Covenants permit up to 30)

### Covenants Control Committee

Notices sent – 86

#### Most Common Violations:

- Section 115 – overnight parking / unauth. Location
- Section 137c – trailer/rv stored in yard/road/driveway
- Section 138 – Unauthorized exterior mod/structure
- Section 131 – garbage cans stored in view of street, etc.

### Eagles View – Year in Review

Association’s quarterly newsletter, published to keep residents informed about upcoming events, neighborhood news, and covenants information.

Members are welcome to submit articles for consideration

Potential change of format and frequency – smaller newsletter (content), higher frequency (bi-monthly)

On the back page are the Board’s names and contact information. You can email the Eagles View at [eagles.view@gleneaglehoa.org](mailto:eagles.view@gleneaglehoa.org).

The Eagles View belongs to everyone, so feel free to provide feedback, submit an article, or a photo you’ve taken.

Each issue of the newsletter is also available on the GCA website, [www.gleneaglehoa.org](http://www.gleneaglehoa.org).

### GCA Common Elements

RBOS Hours of Operation: One Hour before Sunrise to One Hour after Sunset

#### RBOS Rules and Regulations:

The following are prohibited items/activities:

Motorized vehicles, Mowing\*, Firearms, off-leash pets (County Ordinance), Destruction of Plant and Wildlife Habitat, Alcohol\*, Glass, Loudspeakers\*, Soliciting, Littering/Dumping, Fires and Fireworks, camping.

\* – unless approved by the GCA Board of Directors

#### RBOS Improvements to date:

Refurb of shelters / picnic pavilions and tables (Eagle Scout Community Service Project)

Secured Pumphouse and open well-head

#### RBOS Management:

Noxious Weed abatement, perimeter and land-locked areas mowing (8”-10”), Stormwater infrastructure maintenance, signage, paths, benches, Islands mowing 3 times/year, promote establishment of native grasses

## “A Covenants-Protected Community”

Per El Paso County Parks and Wildlife Division: *“Primary purpose for open space in El Paso County is for wildlife habitat”.*

5 RBOS signs currently in place, 9 more in the works

Second (large) stone sign being procured

### **Declaration of Directors**

Board follows state election law.

July 2018 By-Laws change decreased Directors from 7 to 5

2 seats were up for election/re-election

2 self-nomination received before published deadline of 1 September 2018

Election Declared

New Board effective after this meeting. Board members are:

Mr. Rob Fernandez

Mr. Kevin Deardorff

Mr. Christopher J. Doniec

Mr. Bob Kirkpatrick

Ms. Kimberley Doniec

Board members will determine GCA Board duties/positions at the Organizational Meeting, October 25, 2018 (Tentative)

### **Unfinished Business**

Noxious Weed Abatement/Mitigation

GCA is in full compliance with County requirements

Long term plan to allow native grasses to take hold and continue establishment of Natural Wildlife Habitat in the RBOS

### **New Business**

RBOS Storm Water Drainage:

Designed and installed per County requirements

Catch and detain water for up to 72 hours – slow release

GCA responsible for maintenance; keep vegetation down and drain-pipe/culvert free of obstructions

Infill Development Filing 2

In Fall 2017, proposed development adjacent to Westchester Drive properties deferred for public hearing due to unresolved drainage easement issues

Final drainage plan for remaining 12 lots has been addressed satisfactorily and approval by Planners and BOCC anticipated by end of calendar year

### **Member Comments.**

### **Meeting Adjourned.**