



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

**1. Call to Order / Quorum Call**

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

**Directors Present:**

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

**Directors Absent:**

Rob Fernandez (At Large)

**Quorum Call: Quorum requirement is met with four Directors present.**

GCA Members Present:

Wuthering Heights Dr      Ackerman      Bryan

**2. Member Comments – Items not on Agenda**

- a) Mr. Ackerman said “Hi” to the board. He works for the fire station. He stated that the recent rains and snows have reduced open space fire danger. He also reiterated that the fire danger from the Ray Berg Open Space is no different than any other open space in the area.
3. The August 2018 Board Meeting Minutes were unanimously approved by the Board with one amendment.
4. The September 2018 Board Meeting Minutes were unanimously approved by the Board with one amendment.

**5. Committee Reports**

a) Neighborhood Representatives Program

1. Ms. Seidenberg presented the “Neighborhood Greeters Committee” policy for review by the board. It was previously emailed to board members. Copies were available for review by the board and GCA

members. The “Neighborhood Greeting Committee” would replace the” Neighborhood Representatives Program”

2. Ms. Seidenberg solicited comments on the policy. Discussion centered around how the “Neighborhood Greeters Committee” policy more appropriately reflected the most important functions executed by GCA volunteers.
  3. “Neighborhood Greeting Committee” policy was unanimously approved by the Board with no changes.
- b) Covenant Control Committee. Most covenant issues were fairly routine and being addressed. Exceptional items were discussed:
1. Mr. Deardorff stated that one significant covenant was still in effect, a shed that was moved, to a new position in violation of setbacks, despite several communications offering covenant acceptable solutions.
    - i. The resident submitted a variance request.
    - ii. Upon review, the board unanimously voted to deny the variance request.
    - iii. The covenant enforcement policy process shall continue to be implemented.
  2. Mr. Deardorff stated another incident where a resident had work done with contractors whose motorized vehicle’s trespassed onto the open space. The board discussed options on how to address this violation.
- c) Architectural Control Committee. Mr. Deardorff stated they received several requests.
1. The board discussed one request about obtaining a two-year delay to continue/finish a project to meet standards. This particular project was already in violation, having started without Covenant Control Committee or Architectural Control Committee approval. The driveway extension is an unsightly condition and is being used in its current state, giving the appearance of the project being complete. It is of a different material than the existing driveway. After some discussion, the board recommended a shorter timeframe that would maintain the board’s ability to enforce compliance and potential legal action IAW Colorado statutes.
- d) Treasurer’s Report. Ms. Seidenberg passed out hardcopies of the financial report. The board reviewed it.
- e) Common Elements Committee. Mr. Doniec briefed the following:
1. With regard to the Ray Berg Open Space trespassing and vandalism (mowing) that had occurred, Mr. Doniec stated that he researched property damage on land, and it appeared that damages start with the value of lost crops. Since our foliage is open space, hydroseeding seemed an acceptable repair method for restoration to damaged open space. In Colorado, this typically runs \$3,000 to \$5000/acre depending upon the size of the area, terrain,

access, warranty, etc. He recommended using \$4000/acre as a starting basis for any damage estimates to the open space. Ms. Seidenberg noted that she hadn't heard from our lawyer and would follow up with him on a recommended way ahead.

2. As the new lead of the Common Elements Committee, it's important to inventory and understand the requirements. To facilitate this, Mr. Doniec has requested GIS data to start establishing a GIS database of property, which would eventually lead to a complete inventory with attributes of the RBOS, islands, common areas, street signs, picnic tables, pavilions, and other property that may require maintenance. Once complete, a maintenance plan and schedule could be developed for resourcing (zero based budget process) and implementation. GCA member and volunteer assistance is welcome.
3. The former wellhead shed door has been secured with two locks. Mr. Deardorff noted that the future disposition of wellhead shed would need to be determined at some point. Some items for consideration discussed by the board included its potential use as a GCA storage site, it's condition, restoration versus demolition versus replacement costs, it's location near a swale, and potential vehicular access.
4. The wellhead cover is unsecure and is scheduled to be secured by October 14<sup>th</sup>.
5. Currently working with Falcon Mowing to schedule the next open space mowing date. One of his mowers is on vacation. We're working to lock in a date.
6. The board discussed options on the island restoration. The contractor proposed breeze and large river rock like in the two new islands. The board decided that those options were not acceptable. Replacement ground cover should be equivalent to what pre-existed.

## **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 School. This is a private meeting of the GCA open to GCA members. An email reminder will be sent to all GCA members. The board discussed some of the administrative procedures for the Annual meetings.
- b) Eagle's View: Ms. Seidenberg and Mr. Deardorff requested that all articles be submitted to him by Oct 28th. This is two days later than previously published to give time to the next board to provide articles for publication.
- c) The board discussed an estimate for sign construction and installation. One thought it was high. One thought it was low or just right. No board member was comfortable with the open-ended nature of the bid (no cap). After some discussion, the board decided to ask for a firm fixed price realizing that any

significant delay could create weather challenges for sign installation, and might postpone installation into the Spring.

**7. Member Comments**

- a. Mr. Ackerman stated that since he's started attending these board meetings, he's learned a lot. He is grateful for the GCA volunteers' efforts.

8. **Adjournment:** Board President Melissa Seidenberg adjourned the meeting at 8:11PM with thanks to all who attended.