



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

1. Call to Order / Quorum Call

Board President Melissa Seidenberg called the September 2018 meeting to order at 6:36 PM.

Directors Present:

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

Directors Absent:

Kim Doniec (At Large)
Jerad Barnett (Resigned effective September 6, 2018)
Kenneth Judd (Resigned effective August 25, 2018)

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

Members Present:

Address	Last Name	First Name
Candlewood Court	Fernandez	Linda
Candlewood Court	Killoy	Margie
Candlewood Court	Menzies	Jania
Cherry Hills Way	Powell	Dave
Gleneagle Dr	Oliver	Larry
Huntington Beach Dr	Barton	Garrett
Latrobe Court	Marine	Paulette
Pauma Valley Dr	Beuse	Jack
Rangely Dr	Cox	Jim
River Oaks Dr	Kirkpatrick	Bob
River Oaks Dr	Kirkpatrick	Carol
River Oaks Dr	Leimbach	Glenn
River Oaks Dr	Leimbach	Sharleen
Westchester Dr	Turner	Jeane
Wuthering Heights Dr	Ackerman	Bryan

2. GCA Member Comments – Items not on Agenda

- a) Ms. Jean Turner volunteered to serve on the Covenants and/or Open Space Committees.
- b) Mr. Glen Leimbach asked if homeowners could provide a survey. He asked if the GCA would support a survey. He asked if there is a legal requirement for the board to act on information provided by the survey.
 - a. Ms. Seidenberg responded that anyone can provide a survey and information to the board. The board would consider all information and input, but there is no legal requirement for the board to act on the input.
 - b. Mr. Deardorff noted that surveys are not mentioned in the Bylaws
 - c. Mr. Deardorff noted that 20% of the members are needed to place an item on the board meeting agenda.
- c) Ms. Leimbach asked when the next mowing was scheduled?
 - a. Ms. Seidenberg responded that it is not currently scheduled on the calendar.
 - b. Ms. Leimbach followed up with a question on how often it was scheduled?
 - c. Ms. Seidenberg / Mr. Deardorff responded that it was 2-3 times per year or as often as required as driven by rainfall, growth, etc.
- d) Mr. Leimbach asked what are the legal requirements for property ownership to be a GCA Board Member.
 - a. Ms. Seidenberg responded that, historically, the GCA membership database considered and contained married couples as members. The GCA currently does not have a policy or process in place to conduct title research to see if both members of a marriage are on a property's title. Historically, married couples were considered owners and members of the GCA. As this question has not come up before, the GCA Board asked for a legal opinion, which has not been received yet. No actions will be taken until the legal opinion is received.
- e) Ms. Turner asked about the election.
 - a. Ms. Seidenberg responded that GCA communications were clear that only self-nominations before the deadline would be considered. Only two self-nominations were received before the deadline. As the number of people who volunteered and self-nominated for open board positions equaled the number of board vacancies, there would be no vote held.
- f) Mr. Ackerman stated he was there to answer any questions related to fire safety.
- g) Mr. Menzies asked about the construction remediation.
 - a. Mr. Doniec answered that the contractor was providing a 2 year maintenance warranty on the restoration and replacement vegetation, trees, shrubs, etc.

- b. Mr. Deardorff responded that if anyone's property is disturbed, to please let us or Donala Water District know. The contractor is to restore all property to its pre-construction state.
 - h) Mr. Beuse asked about the status of the lots on southwest (downhill) of the detention pond (old golf course pond) and other construction.
 - a. Mr. Deardorff responded that the county hadn't approved plans for that site yet.
 - b. Mr. Oliver (GCA member and NEPCO President) responded that as of September 11th, the county 100% design plan and bid documents were being prepared for the construction of a roundabout at the Gleneagle Drive and Struthers Road. In his opinion, it'll be several months before construction begins.
 - c. Mr. Oliver also stated the county was planning to address the drainage challenges on Struthers in the vicinity between Gleneagle and Northgate. The county is currently awaiting USAFA approval of its plan.
 - d. Mr. Oliver also informed us that county has a pavement overlay priority list in 2019, and if he recalled correctly, the southern/west end of Gleneagle Drive was on the list.
 - i) Five GCA members present articulated their desire to learn about their GCA, or to support or to express gratitude for the GCA board's efforts and work.
- 3. The August 2018 Board Meeting Minutes were not approved to provide more time for review for board members.
- 4. Ms. Seidenberg updated everyone on the status of the board. The current board has seven positions. Two board members resigned recently. Ken Judd resigned on August 25th and Jerad Barnett resigned on September 6th. This left 5 members of the board, which is the size of the new board for the next year per the bylaw change adopted in July 2018.
 - a) During the resultant board discussions,
 - b) Mr. Doniec agreed to assume Secretarial duties, assuming some of Mr. Judd's duties until the next board organizational meeting on October 25th.
 - c) Mr. Doniec agreed to lead the Common Elements Committee assuming Mr. Barnett's duties.
 - d) Mr. Doniec agreed to assist the Covenants Committee chair, as needed.
 - e) Mr. Fernandez agreed to assume Architectural Committee duties.
- 5. Election Results: Ms. Seidenberg stated that two of the five board member terms expire this year (Ms. Doniec and Ms. Seidenberg). This leaves two vacancies for the election. As only two self-nominations were received before the deadline, there is no requirement for a vote. The election is declared.

6. Committee Reports

a) Neighborhood Representatives Program status

- a. Ms. Marine and Ms. Seidenberg discussed their progress on drafting a policy for the Neighborhood Welcome Committee, which is replacing the Neighborhood Representatives Program.
- b. There was discussion on how to implement notification to the Neighborhood Welcome Committee. One source of information mentioned were Title Company Letters. Mr. Beuse spoke up and stated that approximately 10 years ago, there was an email notification system set up when a property was under contract or had closed. Ms. Seidenberg discussed adding Ms. Marine to the HOA status letter request line/email for notification.
- c. Ms. Fernandez asked how do we identify renters and how do we notify them. Ms. Seidenberg responded that the GCA HOA functions largely for the homeowners. Mr. Deardorff informed us that there is no requirement that owners notify the GCA about renters, only that owners provide their contact information. He added that he remembered some old research that showed approximately 15% of the homeowners had contact information different than their GCA property address.

b) Northern El Paso County Coalition of Community Associations (NEPCO)

- a. NEPCO is not a GCA committee, but the GCA does send representatives to attend the NEPCO meetings. Board Members Mr. Fernandez, Mr. Doniec, and Ms. Doniec attended the September 2018 NEPCO meeting. Mr. Oliver, a GCA member and the President of NEPCO, was present today and offered the following highlights in addition to his statements during the "Member comments, items not on agenda" agenda portion:
- b. By 2020/2022, Zip code 80132 and neighboring areas in Northern El Paso County anticipate a projected population growth of 20,000 people.
- c. There will be a significant increase in traffic. There are currently no plans to widen Baptist Road despite the projected increase in population and traffic.
- d. There is a new subdivision planned, east of Colorado State Highway 83 and also areas north.
- e. Mr. Fernandez asked about water resources to support the planned/estimated population growth. Mr. Oliver responded that there were no definitive answers yet. However, Mr. Powell, GCA member and also Donala Water and Sanitation District Board member offered the following insights:

- f. Several years ago, Donala Water was 100% well water.
 - g. Donala Water purchased Willow Creek Ranch near Leadville, CO in 2008. Several years later as a result of that purchase, Donala Water is now approximately 30% renewable.
 - h. Donala Water recently purchased an additional 480 acre-feet of water from another property. It will take about three years before that water will become available to Donala customers. At that point, Donala's water supply will be about 85% renewable.
 - i. As a result of Donala's proactive approach, our Gleneagle Community has access to long term renewable water sources (85%)! Donala water services approximately 2700 property owners and is positioned well for the future.
 - j. Palmer Lake and Monument do not have access to renewable water. They may have challenges in the future.
 - k. The next NEPCO meeting (<http://nepco.org>) will be November 17th. Guest expected are: State Representative, Terri Carver, El Paso County Commissioner, Mr. Stan VanderWerf, and El Paso County Engineer, Ms. Jennifer Irvine.
- c) Covenant Control Committee. Mr. Deardorff stated that seven notices are prepared to go out. He expressed that camping or driving in the open space is not allowed. One significant covenant violation identified was mowing the open space—which is being treated as a vandalism incident and being reported to the El Paso County Sherriff. Other covenant issues were routine and being addressed.
 - d) Architectural Control Committee. Mr. Deardorff stated he had received another new build approval request. No other issues of note.
 - e) Treasurer's Report. Ms. Doniec was not present to present the monthly financial statement. Mr. Doniec presented it in her absence. Nothing significant to report.
 - f) Common Elements Committee. Mr. Deardorff stated they had received one proposal to build and install signs. He recommended waiting to see if there would be more proposals and to allow the board time to review them.
 - a. Mr. Deardorff stated that the Eagle Scout Project would replace most hardware. It would also entail stripping and painting the shelters.
 - b. The security of the former pump house and well was discussed. Mr. Doniec will look to address this.

7. 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. Mr. Deardorff asked if we had secured a guest speaker or any presentations.

- b. Eagle's View: All articles are to be submitted to Mr. Deardorff by Oct 26th. Articles from the entire GCA membership are very welcome. Also, board members are encouraged to provide an article after the GCA Board organizational meeting on October 25th. Mr. Oliver noted that if requested, NEPCO could provide an article.

8. Member Comments

- a. One member stated they really liked the impact of the construction cones as they reduced speeds in the neighborhood. They wondered about the potential of a radar speed sign for the neighborhood.
- b. Mr. Deardorff suggested that if you see a speeder, call and report them to the El Paso County Sheriff's office non-emergency line. With enough calls, they would increase their presence in the area.

9. **Adjournment:** Board President Melissa Seidenberg adjourned the meeting at 7:37PM with thanks to all who attended.