



Gleneagle Civic Association
P.O. Box 31
Monument, CO 80132



1. Call to Order

- 1.1. The meeting was called to order at 6:30pm, May 12, 2020.
- 1.2. Board of Directors members present
 - 1.2.1. Gordon Streich President@GleneagleHOA.org
 - 1.2.2. Shawna Uehling VicePresident@GleneagleHOA.org
 - 1.2.3. Chris Doniec Secretary@GleneagleHOA.org
 - 1.2.4. Mark Connell Member at Large
 - 1.2.5. Tom Westfall Member at Large
- 1.3. Quorum Call: Quorum requirement is met with five of five Directors present.
 - 1.3.1. The GCA website meeting standing agenda is being used (Attachment A).
- 1.4. Volunteers Present
 - 1.4.1. Shawna Uehling Chair, Architectural Control Committee
 - 1.4.2. Gordon Streich Chair, Covenants Control Committee
 - 1.4.3. Connie Devich Volunteer, Covenants Control Committee
 - 1.4.4. Chris Doniec Chair, Roads, Signs, & Ditches Committee
 - 1.4.5. Trivian Dickard Treasurer

2. Introductions / Welcome GCA Members

- 2.1. GCA members and volunteers were welcomed. (Attachment B)

3. Prior Meeting Minutes Approval Not applicable (N/A).

4. GCA Board Updates

5. GCA Reports

5.1. Treasurer's Report

- 5.2. Trivian presented the latest update. (Attachment C)
- 5.3. Our current bank charges fees and recommended another bank with lower fees.
- 5.4. Gordon motioned to change banks per the Treasurers recommendation. Mark seconded the motion. The Board unanimously approved to do this.

5.5. Neighborhood Greeters Committee NA

5.6. Roads, Signs, and Ditches Committee

- 5.6.1.1. The fastest way to have these fixed is to use the El Paso County Citizen Connect app or website to send service orders. The county is very responsive.
- 5.6.1.2. <https://www.elpasoco.com/county-launches-citizen-connect/>
- 5.6.1.3. <https://myepc.kahunasystems.com/#/homepage>
- 5.6.1.4. Please send the El Paso County Citizen Connect Service Order Number to info@GleneagleHOA.org so that we may track progress.

5.7. Covenant Control Committee

- 5.7.1. Connie provided an update to the Board.
- 5.7.2. There was significant discussion on enforcement. The Board advised we shall proceed in accordance with our existing policies and bylaws.

5.8. Architectural Control Committee

- 5.8.1. Shawna Uehling provided an update to the Board.



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- 6. GCA and Community Activities (as needed).** These are activities that have been done in the past. The GCA Board discussed which of these are of value to the community and which should be a priority our members who wish to volunteer.
 - 6.1. Northern El Paso County Coalition of Community Associations (NEPCO) N/A**
 - 6.2. Utilities (Donala Water and Sanitation, Mountain View Electric, etc.) N/A**
 - 6.3. El Paso County N/A**
 - 6.4. Development Update / Real Estate News N/A**
 - 6.5. Neighborhood Watch N/A**
 - 6.6. Website // Eagle's View**
 - 6.6.1. The only official & valid information source is the GCA website at www.GleneagleHOA.org or via an email to the Board at info@GleneagleHOA.org
 - 6.7. Annual Yard Sale**
 - 6.7.1. We are tentatively planning to run one in June 19-20 2020. The GCA Board is looking for a volunteers to assist running this event. Please email info@gleneaglehoa.org if you are interested.
 - 6.7.2. COVID Impacts were discussed. We shall wait and see before cancelling. Final determination will be made the next Board meeting on June 9th.
 - 6.8. Annual Picnic**
 - 6.8.1. The GCA Board is looking for a volunteers to assist running this event. Please email info@gleneaglehoa.org if you are interested.
 - 6.8.2. The GCA Board has reserved a space and pavilion at Fox Run Park.
 - 6.8.3. We will decide to hold or cancel at the next meeting to ensure a safe community from COVID impacts.
 - 6.9. Annual Meeting and Election N/A**
 - 6.10. Holiday Light Competition N/A**
 - 6.11. Holiday Hayride N/A**
 - 6.12. Summer/Fall Outdoor Movie Nights N/A**
- 7. RBOS and other Common Elements:**
 - 7.1. The Board discussed various RBOS projects and associated materials cost for various RBOS improvements.
 - 7.2. RBOS Slash removal is paid from RBOS operating funds.
 - 7.3. Silver Rock Swail Development , Gleneagle Tunnel Repair, and Retention Pond Erosion and other projects were postponed for future discussion.
 - 7.4. Mark motioned to authorize 16,500 from the capital fund for RBOS improvement. Chris seconded. The Board voted and unanimously approved the expenditure. The projects funded were mostly trail improvement and development projects (attachment D).
 - 7.5. RBOS work has been initiated and progress is amazing. The board encourages everyone to walk the RBOS to see what your neighbors and volunteers have



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accomplished to date. Email info@gleneaglehoa.org if you would like to help our neighborhood and community.

8. Board Member Comments and New Business N/A

9. GCA Member Comments

9.1. The sign in roster was used to provide all members an opportunity to speak. The Board had providing opportunities during the meeting for member feedback. No new items were identified during the roll call.

10. Board Member Closing Comments

10.1. All Board meetings are published on the GCA website.

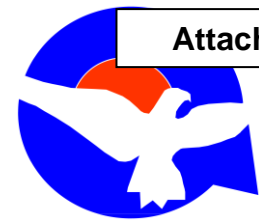
10.2. Thank you all for taking time out of your schedule to attend your GCA Meeting.

11. Adjournment:

11.1. The meeting adjourned at 8:11 pm.



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Attachment A

GCA Board of Directors Meeting Standing Agenda
(In effect unless superseded with specific Board meeting agenda)
<http://www.GleneagleHOA.org>

1. Call to Order / Quorum Call
2. Introductions/ Welcome
3. Prior Meeting Minutes Approval
4. GCA Board Update
5. GCA Reports
 - 5.1. Treasurer
 - 5.2. Neighborhood Greeters Committee
 - 5.3. Roads, Signs, and Ditches Committee
 - 5.4. Architectural Control Committee
 - 5.5. Covenant Control Committee
6. GCA and Community Activities (*as required*)
 - 6.1. *Northern El Paso County Coalition of Community Associations (NEPCO)*
 - 6.2. *Utilities (Donala Water and Sanitation, Mountain View Electric, etc.)*
 - 6.3. *El Paso County*
 - 6.4. *Development Update / Real Estate News*
 - 6.5. *Neighborhood Watch*
 - 6.6. *Website / Eagle's View*
 - 6.7. *Annual Yard Sale*
 - 6.8. *Annual Picnic*
 - 6.9. *Annual Meeting and Election*
 - 6.10. *Holiday Light Competition*
 - 6.11. *Holiday Hayride*
 - 6.12. *Summer/Fall OutDoor Movie Nights*
7. Common Elements and Ray Berg Open Space (RBOS)
8. New Business
9. GCA Member Comments
10. Board Member Closing Comments
11. Adjournment



Gleneagle Civic Association
A Covenant-Protected Community



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May

GCA Member Meeting Sign In May 1

Printed Name

Address

E-Mail

1	B. RANNAZE	14140 GE	
2	G Leimbach	14527 River Oaks	
3	Trivian Dickard	149 Doral Way	
4			
5			
6			
7			
8			

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Gleneagle Civic Association
2020 Financial Statements

Revenue		Budget	April	YTD	% YTD
Dues-689 Owners x \$51.95	702 total lots	\$ 35,793.55	\$22,269.56	\$22,269.56	62.2%
8% Expected Failures to Pay		\$ (2,863.48)			
Contributions		\$ 500.00	\$3,190.20	\$3,190.20	638.0%
Delinquency Recoveries		\$ 2,500.00	\$1,188.00	\$1,188.00	47.5%
Late Fees		\$ 250.00	\$225.00	\$225.00	90.0%
	Total Dues	\$ 36,180.07	\$26,872.76	\$26,872.76	74.3%
Title Company Letters/Fines	26@\$250	\$ 6,500.00	\$2,800.00	\$2,800.00	43.1%
New Construction Fees	15@ \$200	\$ 3,000.00	\$950.00	\$950.00	31.7%
Interest		\$ 3,000.00		\$0.00	0.0%
	Total Misc	\$ 12,500.00	\$3,750.00	\$3,750.00	30.0%
	Total Revenue	\$ 48,680.07	\$30,622.76	\$30,622.76	62.9%
Expenses					
Committees					
ACC		\$ 250.00		\$0.00	0.0%
Roads, Signs & Ditches		\$ 6,500.00		\$0.00	0.0%
Ray Berg Open Space		\$ 15,850.00	\$8,608.58	\$8,608.58	
Welcome Committee		\$ 2,500.00	\$67.59	\$67.59	2.7%
Eagles View		\$ 1,000.00		\$0.00	0.0%
Events					
Annual Picnic		\$ 2,200.00		\$0.00	0.0%
Garage Sale		\$ 350.00		\$0.00	0.0%
	Committees	\$ 28,650.00	\$8,676.17	\$8,676.17	30.3%
G&A					
D&O / General Liability Insurance		\$ 2,500.00	\$2,552.00	\$2,552.00	102.1%
Umbrella Policy - \$1M Liability Insurance		\$ 1,250.00	\$846.23	\$846.23	67.7%
Federal & State Taxes		\$ 200.00			
Mailing expenses		\$ 1,400.00	\$698.33	\$698.33	49.9%
Corporate Filings		\$ 30.00		\$0.00	0.0%
NEPCO Dues		\$ 125.00		\$0.00	
CAI Dues		\$ 150.00	\$135.00	\$135.00	90.0%
PO Box		\$ 60.00	\$103.00	\$103.00	171.7%
Bank Fees		\$ 180.00	\$101.15	\$101.15	56.2%
Office Supplies		\$ 200.00		\$0.00	0.0%
Web Site Restructure		\$ 3,000.00		\$0.00	0.0%
Web Site Mnx		\$ 1,000.00	\$59.95	\$59.95	6.0%
Financial Review		\$ 150.00		\$0.00	0.0%
Board Training & Admin		\$ 1,000.00		\$0.00	0.0%
Meeting Expenses		\$ 750.00		\$0.00	
	Total G&A	\$ 11,995.00	\$4,495.66	\$4,495.66	37.5%

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Legal				
Legal Expenses		\$ 2,500.00	\$0.00	0.0%
	Total Legal	\$ 2,500.00	\$0.00	0.0%
	Total Expenses	\$ 43,145.00	\$13,171.83	\$13,171.83
	Surplus/(Deficit)	\$ 5,535.07		30.5%
Available Funds as of 2/29/20				
Reserve Account		\$172,804.81		
2120 Tractor Front Range Kubota		-\$73,669.84		
YTD Income / Expense		\$17,552.08		
2020 Starting Checking Account		\$44,361.34		
Total funds on hand		\$161,048.39		

Checking Account Transactions

Deposits				
Deposit - 4.6&4.22	Title Fee	\$ 1,750.00		
	2018 Dues	\$ 99.00		
	2019 Dues	\$ 693.00		
	2020 Dues	\$ 21,971.06		
	Contribution	\$ 3,139.70		
	Construction Fee	\$ 200.00		
	Late Fee	\$ 195.00		
	Total Deposits	\$ 28,047.76		

Checks				
Check Number / Date / Payee	Category	Amount		
9011 / 4.1.20 / Glenn Leimbach	Roadbase RBOS	\$ 893.87		
9012 / 4.22.20 / Glenn Leimbach	Hunt Beach RBOS	\$ 2,568.14		
2121 / 4.24.20 / Glenn Leimbach	Hunt Beach RBOS	\$ 1,374.18		
		\$ 4,836.19		
Feb Surplus/(Deficit)		\$ 23,211.57		

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RBOS Budget for 2020

Items (listed in priority)	Initial Proposal from RBOS 5/1/20	Paid from Operating	Capital Expenditures	Others Responsibility	Final Capital Budget-May meeting
Slash Removal	200.00	200.00			-
Silver Rock Swale (County Mandated)	2,000.00		2,000.00	(2,000.00)	- Elevation
Retention Pond Erosion, west of Huntington Beach (County Mandated)	2,000.00		2,000.00	(2,000.00)	- Kristi
Huntington Beach Trail/retaining wall	3,000.00		3,000.00		3,000.00
Tunnel South Repair (110 sq ft concrete)	1,300.00		1,300.00	(1,300.00)	- Donala
Mission Hills Way access	200.00		200.00		200.00
Additional Rip Rap for Section 7	500.00		500.00		500.00
Walking bridges 4	600.00		600.00		600.00
Trail const 4,500 feet @ \$2/LF if we can get Roadbase at \$10/ton **	9,000.00		9,000.00		9,000.00
Dump Trailer Rental (see attached note)					
Tractor incidentals like gas, oil ,etc are covered above					
** It would be wise to stock pile road base when it is \$9.75/ton vs \$25.50/ton when the Dela Croce pit is permanently closed. Not only will the material cost increase but the transportation cost will double because the material is south of COS off Hwy115.	3,200.00		3,200.00		3,200.00
Total	22,000.00	200.00	21,800.00	(5,300.00)	16,500.00

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