



Gleneagle Civic Association

P.O. Box 31
Monument, CO 80132

GCA Board of Directors Regular Meeting Minutes

November 10, 2020

Zoom Meeting Platform

1. Call to Order
 - a. Shawna Uehling called the meeting to order at 6:33 PM.
 - i. Board of Directors & members Present:
 1. Shawna Uehling Vice-President
 2. Mark Connell Member at Large
 3. Tom Westfall Member at Large
 4. Trivian Dickard Treasurer
 5. Connie Devich Volunteer, Covenants Control Committee
 6. Bruce Randall Volunteer, Website Developer
 7. Glen Liembach Volunteer, Common Elements
 8. Gordon Streich

2. The Board reviewed a situation the Jerome Powell asked us to look at. Apparently, he and his wife have a close friend who is handicapped and can only access their home via rear entrance, which is on what used to be the 13th fairway. The access claim was confirmed by several who know Mr. Powell's home and stated that the front has lots of steps. Mr. Powell has asked that his friend be allowed to drive the short distance on the 13th to park in his back yard. Without this concession, the Powell's friend will not be able to visit. The Board agreed that this is a good question for the HOA attorney.

Road Sign Update: Mark has done an inventory of the signage that needs to be refurbished. Below is Mark's email to the Board of documenting the results of his survey.

Sign Inventory:

"We identified a total of 90 wood sign posts:

The breakdown is as follows:

Stop signs: qty 30, 33.3%; Street signs: qty 28, 31.1%; Speed signs: qty 13, 14.4%; Yield signs: qty 6, 6.7%

All others (Pedestrian, Bus, Dip, Dead End, No Outlet, Deer Crossing): qty 13, 14.5%

Stain condition was judged as follows:

Excellent (A): qty 0, 0%

Good (B): qty 15, 16.7%

Average (C): qty 28, 31.1%

Poor (D): qty 29, 32.2%

Very Poor (F): qty 18, 20%

Our master directory of signs has street locations/type/condition information recorded.



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My top priority tasks are as follows:

Identify stain color and type

- Develop a standardized process (Remove staples/Sand/Stain)
- Look at options for labor (Scouts/Contractors/etc)
- Prioritize Very Poor and Poor condition sign posts, followed by Average and Good.

Best,
Mark”

3. Committee Reports

- a. Covenant Control: Connie asked for Board to endorse her going forward with hearings of covenant violators. The Board supported the concept of starting with the first 3-4 high priority violators, to be chosen by Connie. The hearings would occur at the December 2020 meeting. Before endorsing Connie’s hearings proposal, she gave, at the Board’s request, a “tutorial” on our enforcement powers including our lien powers. There was significant discussion and interest regarding the Board’s powers and ability to enforce the covenants.
- b. RBOS Report-Glenn reported that trail construction and other improvements continue. There was discussion regarding the location of the trail on what used to be the 14th fairway. The old cart path will eventually be abandoned as it allows for erosion. The new path is being planned so that it is closer to the center of the fairway and will not be as susceptible to erosion. The Board also agreed to begin reimbursing Glenn for his dump trailer he has been using without compensation all through the year to haul off tree cuttings and to haul road base for building the trails. An agreement will be written up capturing the financial arrangement. The basic terms are that the HOA will pay Glenn \$800/month for 7 months for each month that the trailer is used. After that time, the compensation will drop to approximately \$25 for each month the trailer is used.
- c. Financial: No report.
- d. Architecture Control Committee: Shawna stated that it is slow at moment. The Board reviewed the Brashear’s fence variance request. The layout and styles were explained to the Board. Approval was deferred pending the member’s being able to drive by the home at 14640 River Oaks and visualize the proposed installation.

The Board approved Tall Timber’s accessing the open space to remove a tree at 14465 River Oaks

4. New Business

- a. None.



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5. Adjournment.

**Gleneagle Civic Association
2020 Budget and 2021 Proposed Budget**

REVENUE	2021 Rate	2021 Quantity	2020 Budget	Proposed 2021 Budget
Dues-689 Owners x \$51.95	\$ 54.55	702	\$ 35,793.55	38,294.10
8% Expected Failures to Pay	8.00%		\$ (2,863.48)	\$ (3,063.53)
`			\$ 500.00	1,000.00
Delinquency Recoveries			\$ 2,500.00	2,757.18
Late Fees			\$ 250.00	400.00
Total Dues & Contributions			\$ 36,180.07	39,387.75
Other Revenue				
Title Company Letters/Fines	\$ 250.00	18	\$ 6,500.00	4,500.00
New Construction Fees	\$ 200.00	5	\$ 3,000.00	1,000.00
Interest	0.30%	\$ 155,000	\$ 3,000.00	465.00
Total Other Revenue			\$ 12,500.00	5,965.00
Total Revenue			\$ 48,680.07	\$ 45,352.75
EXPENSES				
Committees				
Architectural Control			\$ 250.00	250.00
Roads, Signs & Ditches			\$ 6,500.00	6,500.00
RBOS (Move costs that are for permanent improvements)			\$ 15,850.00	16,000.00
Welcome Committee			\$ 2,500.00	2,000.00
Eagles View			\$ 1,000.00	1,000.00
Events				
Annual Picnic			\$ 2,200.00	3,000.00
Garage Sale			\$ 350.00	350.00
Total Committees			\$ 28,650.00	\$ 29,100.00

**Gleneagle Civic Association
2020 Budget and 2021 Proposed Budget**

REVENUE	2021 Rate	Quantity	2020 Budget	Proposed 2021 Budget
General & Administrative				
Bank Fees			\$ 180.00	50.00
Board Training & Admin			\$ 1,000.00	100.00
Corporate Filings			\$ 30.00	30.00
Dues - CAI			\$ 150.00	140.00
Dues - NEPCO			\$ 125.00	125.00
Financial Review			\$ 150.00	150.00
Insurance - Directors & Officers/Errors & Omissions				1,495.00
Insurance - General Liability			\$ 2,500.00	1,297.80
Insurance - Property Coverage (Tractor & attachments)				672.00
Insurance - Umbrella Policy - \$1M Liability			\$ 1,250.00	1,400.00
Legal Expenses			\$ 2,500.00	2,500.00
Mailing Expenses			\$ 1,400.00	1,400.00
Meeting Expenses			\$ 750.00	750.00
Office Supplies			\$ 200.00	200.00
PO Box			\$ 60.00	60.00
Taxes - Federal & State			\$ 200.00	200.00
Taxes - Property			\$ -	450.00
Web Site Maintenance			\$ 1,000.00	1,000.00
Web Site Restructure			\$ 3,000.00	3,000.00
		General & Administrative	\$ 14,495.00	\$ 14,869.80
		Total Expenses	\$ 43,145.00	\$ 43,969.80
		Operating Surplus/(Deficit)	\$ 5,535.07	\$ 1,382.95

**Gleneagle Civic Association
2020 Budget and 2021 Proposed Budget**

Reserve Fund Activity and Proposed 2021 Usage	2020	2021
Reserve Account Balance @ Beginning of Fiscal Period	172,521.10	73,851.26
Transfer Prior Year Budgeted Surplus/Deficit to Reserve	-	5,535.07
2021 Beginning Reserve [Estimated]	172,521.10	79,386.33
	2020 Actual thru 9/30/20 & Projected thru 12/31/20	Proposed 2021 RBOS Expenditures for Improvements
Expenditures for permanent improvements RBO thru Sept 2020		
Deposit on Tractor (Reclassified from Operating Budget)	2,500.00	-
Check 2120 Tractor Front Range Kubota 4/8/20	73,669.84	-
Total Cost of Tractor & Implements	76,169.84	-
Reserve Account after Tractor Purchase	96,351.26	79,386.33
Other RBOS Expenditures		
Roadbase & Aggregate (Reclassified from Operating Budget)	10,000.00	6,500.00
Trucking & Misc Eq. Rental (Reclassified from Operating Budget)	5,250.00	5,000.00
Timber for Trails (Reclassified from Operating Budget)	5,000.00	2,500.00
Grass Seed/ Grass Mat, Outside Services, etc. (Reclassified from Operating Budget)	1,750.00	5,000.00
Capital Assets [Tractor, attachments, other] (Reclassified from Operating Budget)	500.00	500.00
Cost of Permanent Improvements RBOS	22,500.00	19,500.00
Funds Remaining in Reserve Account at End of Period Before Surplus/(Deficit)	73,851.26	59,886.33