



**MINUTES GLENEAGLE CIVIC ASSOCIATION  
BOARD OF DIRECTORS MONTHLY MEETING**

**10 March 2016 at 6:30 pm  
Holy Trinity Anglican Church, 13990 Gleneagle Dr.**

CALL TO ORDER- 6:30pm

Attendance: Kevin Deardorff, Craig Jasper, Ken Judd, Shauna Naous, Roger Louden, Melissa Seidenberg, Members: Joel Maynard, Bill Kirkley, Betsy Kirkley, Russ Robinson, Gordon Streich, Brian Rice, Jack Rice.

**WELCOME OF MEMBERS AND MEMBERS FORUM**

Mr. and Mrs. Kirkley are in attendance and wish to discuss the ongoing storm water drainage issue on the former golf course. Kevin mentioned that developed space will be assessed for drainage by the county. The Kirkleys state there are drainage and flooding issues all over Westchester over the last 12-13 years of their residence. There are two detention ponds off of Westchester. Russ said some drainage ponds must be preserved according to the county. Mr. Kirkley is also concerned about access to the open space. Kevin states there are access points noted on the sketch plan that was released a few days ago. Russ suggests that perhaps the current owner should be given some questioning about correcting any existing drainage issues prior to property transfer.

Joel Maynard has been away a while and is here to find out what is going on and how he can help.

Russ, Gordon, and the Rices are here for the meeting with nothing in particular to add at this time.

**APPROVAL OF FEBRUARY 2016 BOARD MEETING MINUTES-** Kevin moves to approve, Craig seconds, approved unanimously.

**COMMITTEE REPORTS**

**1. NEIGHBORHOOD REPRESENTATIVES**

⤴ Vacancies- Blocks 1 and 23 are our only current vacancies.

2. NEPCO- meeting this Saturday: speakers include Representative Terri Carver (State Rep), Andre Bracken (County Engineer), Victoria Chavez (County Principal Transportation Planner). Ken asked if Bracken can be addressed (by Roger L) about the Struthers/Gleneagle Dr. intersection to find out if it will be a traffic light or roundabout.

**3. COVENANT CONTROL COMMITTEE**

⤴ Review of Current Violations- report not yet complete. At our April 10 meeting, if a car violation still stands, there will be a hearing at the Board Meeting. Kevin proposes we have a standing agenda item for covenant hearings. Melissa will add it as an agenda item as of April.

**4. ARCHITECTURAL CONTROL COMMITTEE**

⤴ Review of Approvals, Denials, and Pending Requests

⤴ Ken has one variance request for converting existing bay into utility space, and add a garage which infringes on 15' side lot setback and the rear 25' setback. All variances need to be approved by the Board. Ken called for a vote. Variance approved unanimously.

**5. FINANCIAL REPORT**



ADJOURNMENT- 8:28pm

8:39pm Meeting reconvened- Ken Judd, Roger Loudon, Craig Jasper, Kevin Deardorff, Melissa Seidenberg. Ken moved to provide empowerment for Kevin D to sign our agreement between G&S and GCA, whereby the GCA agrees to accept the open space from G&S. Craig seconded the motion. All 5 Board Members present approved Kevin signing the agreement on behalf of the Board.

Adjournment of the reconvened meeting: 8:43pm

**ACC Report: 11 February to 9 March 2016**

Project ID	Action	Project Type	Address	Comments	Variance Required?
<b>ID</b>	<b>Status</b>	<b>Type</b>	<b>Address</b>	<b>Comments</b>	
<a href="#">3577</a>	Approved	Roof	220 Cherry Hills Way	Re-roofing project	
<a href="#">3584</a>	Pending	Expansion	145 Mission Hill Way	garage bay expansion - infringes on setbacks. Pending variance request	
<a href="#">3585</a>	Approved	Deck	58 Huntington Beach Dr	Deck rebuild - setbacks checked	
<a href="#">3586</a>	Approved	Landscaping	14545 Latrobe Dr	Landscaping work - part of previously approved project	
<a href="#">3587</a>	Approved	(Other)	365 Rangely Dr	Garage door replacement	
<a href="#">3588</a>	Approved	Landscaping	14160 Westchester Dr	Landscaping makeover	
<a href="#">3589</a>	Pending	(Other)	345 Cherry Hills Way	request for fencing, landscaping, house color change - pending for additional information	

**Gleneagle Civic Association**  
**Budget and Actual Results for 2016**

<u>Revenue</u>	<u>2016 Budget - Operating</u>	<u>Actuals Through Feb 29, 2016</u>	<u>Comments</u>
Dues-651 Owners x \$45.00	\$ 29,295.00	9,315.00	
Delinquency Recoveries from Prior Yrs	2,000.00	1,022.50	
Contributions in Excess of Dues	500.00	286.00	
Title Company Letters/Fines	4,000.00	550.00	
Late Fees	150.00	240.00	
Interest	250.00	44.22	
<b>Budgeted Revenue</b>	<b>\$ 36,195.00</b>	<b>11,457.72</b>	
<b><u>Operating Expenses</u></b>			
Association Professional Liability	1,500.00		
Mailings (dues/notices/ballots)	750.00		
Legal	5,000.00	930.20	
NEPCO Dues	50.00	80.00	
CAI Dues	150.00		
Annual / Meeting Expense	250.00		
Post office box	45.00		
Bank Fees	150.00	6.00	
Office Supplies	100.00		
Financial Review	500.00		
GlenCo	100.00		
	\$ 8,595.00	1,016.20	
<b><u>Committee Expenses</u></b>			
Welcome Packets	275.00	63.54	
Roads, Signs & Ditches	2,000.00		
Web Site Support	100.00		
Architectural Control/Covenant Expense	100.00		
Eagles View Production	5,500.00	1,246.55	
Board Discretionary	500.00	10.00	Secretary of State_Periodic Report
	\$ 8,475.00	1,320.09	
<b><u>Community Programs</u></b>			
Annual Garage Sale/ Clean Up	250.00		
Annual Barbecue/Picnic	2,500.00		
GCA Activities/Events	1,500.00		
	\$ 4,250.00	0.00	
<b><u>Capital Improvements/Maintenance</u></b>			
Future Capital Improvements	10,000.00		
Common Area Mowing	1,500.00		
	\$ 11,500.00	0.00	
<b>Budgeted Expenditures</b>	<b>\$ 32,820.00</b>	<b>2,336.29</b>	
Budgeted (Deficit)/Surplus	\$ 3,375.00	9,121.43	
Beginning Year Surplus	\$ 37,896.55	37,896.55	
<b>Ending Surplus</b>	<b>\$ 41,271.55</b>	<b>47,017.98</b>	
<b><u>Reserve Funds</u></b>			
Total Reserve Funds	\$130,130.38	130,154.63	
<b><u>Operating Funds</u></b>			
Total Operating Funds	\$22,640.44	22,214.29	

## GCA Disbursements through February 29, 2016

Date	Check #	Amount	Purpose	Comments
1.13.16	1918	\$1,246.55	Design/Print Eagles View	
1.13.16	1919	\$80.00	2016 Dues	
1.13.16	1920	\$10.00	Reimbursement of Colo State Periodic Rpt	
1.27.16	1921	\$5.00	Refund overpmt dues	
1.27.16	1922	\$180.00	Legal fees	
2.17.16	1923	\$500.00	Legal fees	
2.17.16	1924	\$250.20	Legal fees	
2.17.16	1925	\$63.54	Welcome package supplies/printing	