



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

**8 October 2015 at 6:30 pm
Holy Trinity Anglican Church, 13990 Gleneagle Dr.**

CALL TO ORDER- 6:33pm

WELCOME OF MEMBERS AND MEMBERS FORUM

IN ATTENDANCE: Melissa Seidenberg, Kevin Deardorff, Ken Judd, Michelle Fisher, Craig Jasper, Roger Louden, Shauna Naous (stayed through Financial review), Ashley Nedbalski.

APPROVAL OF SEPTEMBER 2015 BOARD MEETING MINUTES- motion by Kevin, seconded by Craig, approved unanimously.

COMMITTEE REPORTS

1. FINANCIAL REPORT

- Review of Budget and Actuals- Question was raised about how to reflect the expected delinquencies on the year. Shauna will put it onto the Revenue stream as a negative line.
- Approval of Expenses
- Pursuit of Dues in arrears
- Shauna received a call from a neighbor who had Little Lynn's mow their weeds and sent a bill to them saying the GCA Board approved mowing. No one on the Board requested a mowing on any property.
- \$140 income came in from the sign sales. Half of income from sign sales will go to the Boy scout troop.
- \$100 for Community Directory in budget. We don't put out a hard copy anymore, so for next year we will roll that back into the general budget.
- Kevin has requested the Budget slides for the Annual Meeting by Tuesday.

2. NEIGHBORHOOD REPRESENTATIVES

- ▲ Vacancies- blocks 1, 10, and 23

3. NEPCO- minutes came out yesterday. Unfortunately, Roger didn't make the meeting due to a flat tire.

4. COVENANT CONTROL COMMITTEE

- ▲ Review of Current Violations- Kevin received the report last night, and didn't have a chance to put the report together. He estimates about 34 new violations came in.

5. ARCHITECTURAL CONTROL COMMITTEE

- ▲ Review of Approvals, Denials, and Pending Requests. Ken expressed concerns that there are many projects moving forward without prior approval being sought. Ken suggests that putting new neighborhood signs into place in the coming year indicating Gleneagle Civic Association as a covenant protected community. Craig will move forward with getting a couple of estimates on signs.

6. ROADS, SIGNS & DITCHES COMMITTEE - \$140 brought in for street sign sales. Half will go to the HOA, and half will go to the boy scouts. Craig will set up to sell signs at the Annual

Meeting as well. Craig went over to Nicholas and Westchester. Some neighbors told him it didn't seem necessary to put up a sign. Kevin has received different feedback. We will look into having signs put in. Craig has another boy scout interested in doing street sign changes for us. Craig thinks it should be done by Spring. Fall aeration signs are up on some of our neighborhood street sign posts. Kevin has been removing them.

7. ISLANDS MAINTENANCE- We will have bids by spring.

8. PLANNING COMMITTEES

- ⌘ Annual Picnic Review- Picnic went well. Next year, we will continue to bring in tables, but not the chairs. The chairs were not used. There were a few families who did not attend, but many were there.
- ⌘ Annual Meeting- October 15- Kevin requests slides for committee chairs by the end of the weekend. Email message should go out day before reminding people of the Annual Meeting. We estimate 75 people will attend. We are not able to bring refreshments to ATE. The meeting minutes from the last Annual Meeting will be read. It is suggested they be abridged, if the members are in agreement.
- ⌘ Community Service Awards- Gene Thornton and Joe and Kelly Wallroth have been nominated.

9. EAGLE'S VIEW

- ⌘ Next issue- November (Nov. 1 article deadline). It was suggested we take the newsletter down to 3 months. The board feels we need to keep it published quarterly for informational purposes. Ashley should mention the need for a newsletter distributor at the Annual Meeting.

OLD BUSINESS

GLENCO update- nothing new to update.

Former Golf Course Property Update- (Current zoning of a majority of the property is RR5 (Rural Residential). The new owner wants to change zoning to RS6000. He is asking the county to support whole property to RS6000 as opposed to just the area where homes are being developed). Ken wants to have a sense of the Board- should we support RS6000 or should we not support it. Craig thinks we need to do what is in the best interest of the community. He is not willing to support the rezoning request. Michelle feels the same way. Roger is unsure. Ashley voiced that she sees doing what is best for the community. Melissa feels it is a significant risk. Kevin thinks we would get push back from the community if we support a complete RS6000 rezoning. Ken doesn't think the board of the GCA or GLENCO could support RS6000 rezoning. We wish to uphold lines of communication with the owner. Craig suggests there might be an option to meet in the middle. Ken and Kevin will get on Darryl Glenn's calendar to discuss the GCA position.

NEW BUSINESS

AROUND THE TABLE- Ken- nothing, Michelle- 4 fire companies came out for the leftover picnic food. Craig- nothing, Roger- Nepco's next speaker is Darryl Glenn, Ashley- nothing, Melissa- nothing, Kevin- nothing

ANNUAL MEETING: Thursday, 15 October 2015, Antelope Trails Elementary

ORGANIZATIONAL MEETING: Thursday, 22 October, 2015, Location TBD

NEXT MONTHLY MEETING: Thursday, 12 November 2015, Holy Trinity Anglican Church

ADJOURNMENT: 8:38pm

ACC Report: 10 Sep to 8 Oct 2015

Project ID	Action	Project Type	Address	Comments	Variance Required?
ID	Status	Type	Address	Comments	
3550	Approved	House Color	14170 Candlewood Court	House repainting - no change in color	
3551	Approved	Deck	15056 LaJolla Place	Deck remodel - meets all setback and other requirements	
3552	Approved	Landscaping	15034 LaJolla Place	Rebuilding retaining wall with landscape blocks to replace railroad ties. Less than 4 ft in height so no permit required.	
3553	Approved	Roof	160 Mission Hill Way	Roofing replacement with approved shingles	
3554	Approved	Landscaping	675 Wuthering Heights Dr	Landscape makeover in side yard to control erosion	
3555	Denied	Outbuilding	645 Rembrandt Court	Requested shed in setbacks - disapproved	
3556	Approved	Landscaping	260 Pauma Valley Dr	Landscaping makeover for xeriscaping water conservation	
3557	Approved	House Color	14825 Gleneagle Dr	Repainting trim and soffits	



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

October 14, 2015

COVENANT VIOLATIONS SUMMARY REPORT – OCTOBER 2015

New violations: 29 Active/Open violations: 3

NOTICE OF FINE

1 – Section 138; unauthorized fence

THIRD NOTICE (Fines pending)

0

SECOND NOTICE:

1 – Section 138; unauthorized painting

1 – Section 131; shipping container in driveway

REPEAT NOTICE:

2 – Section 115; car(s) in yard

FIRST NOTICE:

8 – Section 115; vehicle overnight in yard/road

15 – Section 131; garbage cans stored in view

2 – Section 137c; trailer stored in yard

1 – Section 127; fence in need of repair

Closed (13)

Signed,

Kevin A. Deardorff

Kevin A. Deardorff,
Chairman, Covenants Control Committee
Covenants@gleneaglehoa.org

Gleneagle Civic Association
Budget and Actual Results for 2015

<u>Revenue</u>	2015 Budget - Operating	Actual Results Through Sept 30, 2015	
Dues-651 Owners x \$45.00	\$ 29,295.00	25,555.40	\$88.20 received in 2014
Delinquency Recoveries from Prior Yrs	2,000.00	1,167.50	
Contributions in Excess of Dues	500.00	833.00	
Title Company Letters/Fines	2,175.00	\$3,575.00	
Late Fees	0.00	\$135.00	
Advertising	150.00	0.00	
Picnic	0.00	0.00	
Interest	250.00	194.41	
Budgeted Revenue	\$ 34,370.00	31,460.31	
<u>Operating Expenses</u>			
Liability Insurance	1,500.00		
Association Professional Liability	4,000.00	1,260.00	
Work Compensation Insurance	350.00	396.00	
Mailings (dues/notices/ballots)	800.00	340.42	
Legal	1,500.00	2,620.00	
Tax Preparation and Fees	650.00	500.00	
NEPCO Dues	90.00	0.00	
CAI Dues	150.00	120.00	
Annual / Meeting Expense	1,000.00	0.00	
Post office box	45.00	0.00	
Bank Fees	50.00	116.00	
Office Supplies	300.00	50.00	
Bookkeeping Service	0.00	0.00	
Financial Review	500.00	0.00	
GlenCo	100.00	0.00	
	\$ 11,035.00	5,402.42	
<u>Committee Expenses</u>			
Welcome Packets	150.00	100.48	
Directory	100.00	0.00	
Document Reproduction/Distribution	0.00	0.00	
Roads, Signs & Ditches	2,000.00	1,517.90	
Web Site Support	100.00	59.95	
Architectural Control/Covenant Expense	100.00	0.00	
Eagles View Production	2,000.00	1,208.08	
Board Education	250.00	0.00	
Board Discretionary	500.00	281.80	2014 Exp_Bd Mtg Food
	\$ 5,200.00	3,168.21	
<u>Community Programs</u>			
Annual Garage Sale/ Clean Up	500.00	69.00	
Gleneagle People's Pride	0.00	0.00	
Blue ribbon yard awards	0.00	0.00	
Annual Barbecue/Picnic	2,500.00	2,006.66	2014 Expenses/\$250.34
Owner Education	0.00	0.00	
Holiday Lighting Award	0.00	0.00	
GCA Activities/Events	100.00	672.59	Volunteer Dinner
	\$ 3,100.00	2,748.25	
<u>Capital Improvements/Maintenance</u>			
Trees/Landscaping in Common Areas	0.00	0.00	
Maintenance of Islands A & B	0.00	0.00	
Neighborhood Islands	0.00	0.00	
Common Area Mowing	1,500.00	1,038.11	
South	0.00	0.00	
Street	0.00	0.00	
	\$ 1,500.00	1,038.11	
Budgeted Expenditures	\$ 20,835.00	12,356.99	
Budgeted (Deficit)/Surplus	\$ 13,535.00	19,103.32	
Beginning Year Surplus	\$ 18,933.56	18,933.56	
Ending Surplus	\$ 32,468.56	38,036.88	
<u>Reserve Funds</u>			
Total Reserve Funds	115,000.00	\$130,065.52	
<u>Operating Funds</u>			
Total Operating Funds		\$22,080.91	

GCA Disbursements through September 30, 2015

Date	Check #	Payee	Amount	Purpose	Comments
1.9.15	N/A	Peoples Bank	\$3.00	Service Charge	
1.13.15	1858	Paulette Marine	\$62.94	Welcome Packets	
1.16.15	1860	Kevin Deardorff	\$500.00	Jan Expense Report_Approved	
1.16.15	1861	Kevin Deardorff	\$32.14	Balance_Jan Expense Report_Appd	
1.24.15	1862	VOID	\$-	CAI Mbrshp/void_incorrect amount	
1.24.15	1863	CAI	\$120.00	2015 Mbrshp renewal	
1.24.15	1864	Shauna Naous	\$10.00	Refund_Per Rpt_SOS_Pd via CC	
1.24.15	1865	Tri Lakes Printing	\$437.93	Eagle's View_Printing	
1.24.15	1866	Staples	\$50.00	Office Supplies	
1.24.15	1868	USPS	\$98.00	Stamps for Mailings Missed 1867 in book	
2.3.15	N/A	Deluxe Checks	\$95.00	Checks for Operating Account	
2.7.15	1867	Tri Lakes Printing	\$33.78	Printing re: 2015 Dues Notices	
2.9.15	N/A	Peoples Bank	\$3.00	Service Charge	
2.23.15	1869	Pinnacol Insurance	\$396.00	2015 WC Insurance Renewal	
3.16.15	1870	John Perrin	\$5.00	Refund of 2015 Dues Overpay	
3.16.15	1871	Kenneth Mellott	\$87.30	Refund of double pay dues	
4.5.15	1872	Guardian Title	\$30.00	Refund overpay of title fee_385 Palm Springs	
4.9.15	1873	Backman Business Group	\$500.00	2014 Tax Preparation	
5.15.15	1874	Winzenburg et al	\$2,010.00	Legal Fees_Variance Request	
5.15.15	1875	Nothing But Decks	\$587.00	Sign Posts	
5.15.15	1876	Tri Lakes Printing	\$332.22	Newsletter	
6.1.15	1877	Unified Title	\$45.00	Refund of 2015 Dues Overpay_245 Pauma	
6.2.15	1878	Tri Lakes Printing	\$208.64	Printing/Mailing 2nd Notices_Dues	
6.2.15	1879	Jim Evans	\$59.95	Web Hosting_Renewal	
6.2.15	1880	Kevin Deardorff	\$500.00	Volunteer Dinner_Reimbursement	
6.2.15	1881	Kevin Deardorff	\$103.25	Volunteer Dinner_Reimbursement	
6.2.15	1882	Bill Bristol	\$338.11	Island Maintenance	
6.2.15	1883	Little Lynn's Lawn Care	\$350.00	Island Mowing	
6.10.15	1884	Farmers Insurance	\$1,792.00	Liability Insurance Policy	
6.11.15	1885	Kevin Deardorff	\$325.92	Garage Sale/Comm Picnic Expenses	
6.14.15	1886	Paulette Marine	\$106.88	Welcome Packets	
7.5.15	1887	Winzenburg et al	\$500.00	Legal Fees_Variance Request	
7.5.15	1888	Winzenburg et al	\$100.00	Legal Fees_Variance Request	
7.12.15	1889	Little Lynn's Lawn Care	\$350.00	Island Mowing	
7.19.15	1890	Tri Lakes Printing	\$437.93	Newsletter	
8.1.15	1891	VOID	\$-	Incorrect amount	
8.1.15	1892	VOID	\$-	473.93 Rew Woodbury; VOID	
8.3.15	1895	Craig Jasper	\$473.27	Reimb pd to Rew Woodbury, signs	
8.9.15	1893	Craig Jasper	\$26.73	Reimb pd to Rew Woodbury, signs	
8.13.15	1896	Craig Jasper	\$300.00	Home Depot Card_Signs	
8.23.15	1894	Colo Comm Media	\$69.00	Garage Sale Ad	
8.23.15	1897	Little Lynn's Lawn Care	\$350.00	Island Mowing	
9.10.15	1898	Craig Jasper	\$80.00	Table/Chairs_Annual Picnic	
9.10.15	1899	Mark Vance	\$130.90	Const Materials_Food_Signs	
9.27.15	1900	Famous Daves	\$1,676.32	Annual Picnic Food	