



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

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

CALL TO ORDER: 6:32pm

In attendance: Mary K Jones, Roger Louden, Richard Kennedy, Phyllis Kennedy, Joe Novich, Annelise Ganzel, Michelle Fisher, Shauna Naous, Kevin Deardorff, Craig Jasper, Melissa Seidenberg

**WELCOME OF MEMBERS AND MEMBERS FORUM:** The Kennedys wish to meet with the Board regarding an unauthorized length of fence. Contractors erected the fence during the time when the approval was being requested. The Kennedys may apply for a variance, if they feel they might be able to meet the conditions. The GCA Board can put a stay on any fining until the variance potential is weighed by the owner. Kevin will send the variance package to the Kennedys.

**APPROVAL OF AUGUST 2015 BOARD MEETING MINUTES:** Craig moved to approved, Roger seconded. Approved unanimously.

**COMMITTEE REPORTS**

**1. NEIGHBORHOOD REPRESENTATIVES**

▲ Vacancies- no changes.

**2. NEPCO- Sheriff Bill Elder will be speaking this Saturday.**

**3. COVENANT CONTROL COMMITTEE**

▲ Review of Current Violations

**4. ARCHITECTURAL CONTROL COMMITTEE**

▲ Review of Approvals, Denials, and Pending Requests- Ken not present, report was provided.

**5. FINANCIAL REPORT**

▲ Review of Budget and Actuals- a number of homes that were up for liens (4), paid to current.

▲ Approval of Expenses- Craig moves to approve the budget, Roger seconds, approved unanimously.

▲ Pursuit of Dues in arrears- 6 members remain in arrears for 3 or more years. Board agreed that Shauna should proceed with filing liens on those.

▲ The budgeted 2015 revenue delinquencies needs to be added. Shauna is going to decide where that makes the most sense.

**6. ROADS, SIGNS & DITCHES COMMITTEE:** The scout projects changing the street signs are completed. 50% of new signs are up. Craig has been speaking to another scout about accomplishing another 25% of the signs in the next 6 weeks. Craig advised them to focus on high traffic areas. Extra supplies from past projects will be used in the next phase.

**7. ISLANDS MAINTENANCE:** Last Little Lyn's bill was paid. We will need to pursue estimates for a time when further maintenance is required. Craig will pursue estimates so we are geared up for next season.

## 8. PLANNING COMMITTEES

- ⤴ Annual Picnic Planning Committee: Kevin has received 34 responses for about 80 attendees. Mary K has agreed to accept phone calls for picnic RSVPs. Kevin will send out emails to the Neighborhood Reps to help drum up interest. We want to put together a flyer that talks to Picnic and RSVP. The flyer needs to be distributed the first part of next week.
- ⤴ Board Elections: No candidates have come forward prior to the deadline. The election will be declared. There will need to be a reminder of Annual Meeting and declaration of election distributed to the neighborhood.
- ⤴ Annual Meeting- October 15 at Antelope Trails Elementary.

## 9. EAGLE'S VIEW

- ⤴ Next issue- November (Nov. 1 article deadline)

### OLD BUSINESS

GLENCO update- there is no further information.

Sertoma has invited Kevin and Roger to a social to talk more about the former Golf Course Property.

### NEW BUSINESS

Mary K brought up how yards are unkempt. Kevin mentioned there have been many covenant notices going out.

Kevin mentioned that Donala has permission from the county to use the maintenance building as a storage facility and Donala will be purchasing the maintenance building.

AROUND THE TABLE: Michelle- nothing, Shauna- nothing, Mary K- will bring gift cards for the HOA picnic, Craig will invite the scouts, Roger- will bring rolls of tickets for the picnic, Melissa- are there any nominations for Community Service Awards? It was suggested that the gentleman who pulled the weeds on Island A/B should receive an award, Sign project scouts were also mentioned, Craig- nothing, Kevin- nothing.

NEXT MONTHLY MEETING: Thursday, 8 October 2015, Holy Trinity Anglican Church

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

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

:ADJOURNMENT: Roger moves to adjourn, Melissa Seconds, Adjourned at 7:54pm



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

September 9, 2015

**COVENANT VIOLATIONS SUMMARY REPORT – SEPTEMBER 2015**

**New violations: 15    Active/Open violations: 2**

**NOTICE OF DEFAULT (FINES ASSESSED)**

0

**THIRD NOTICE (Fines pending)**

- 1 – Section 138/R&R Section 5.6; unauthorized fence (carryover from August)
- 1 – Sections 138 & 123; unauthorized pergola, wood structures / bare wood, unsightly conditions

**SECOND NOTICE:**

- 1 – Section 115; car parked in yard (closed)

**REPEAT NOTICE:**

- 1 – Section 115; car in yard
- 2 – Section 127; weeds in back yard

**FIRST NOTICE:**

- 1 – Section 115; boat in side yard
- 1 – Section 115; trailer in yard
- 2 – Section 115; vehicle parked in front along road/in yard
- 6 – Section 131; garbage cans stored in view

**Closed (14)**

Signed,

*Kevin A. Deardorff*

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

**ACC Report: 12 Aug to 10 Sep 2015**

| Project ID           | Action   | Project Type | Address                  | Comments  | Variance Required? |
|----------------------|----------|--------------|--------------------------|---|--------------------|
| <a href="#">3523</a> | Pending  | Outbuilding  | 755 Wuthering Heights Dr | Shed request - sent info                                  |                    |
| <a href="#">3541</a> | Approved | Landscaping  | 140 Desert Inn Way       | Tree removal - nuisance tree                              |                    |
| <a href="#">3542</a> | Approved | Roof         | 675 Wuthering Heights Dr | Roof replacement  |                    |
| <a href="#">3543</a> | Approved | House Color  | 245 Cherry Hills Way     | House color change  |                    |
| <a href="#">3544</a> | Approved | Expansion    | 15215 Diamondhead Court  | garage expansion - project replaces previous shed request |                    |
| <a href="#">3545</a> | Pending  | (Other)      | 655 Rembrandt Court      | Either pergola or awning - undecided to date              |                    |
| <a href="#">3546</a> | Approved | Landscaping  | 14540 Latrobe Dr         | Landscaping make-over                                     |                    |
| <a href="#">3547</a> | Approved | Roof         | 675 Wuthering Heights Dr | Re-roofing project  |                    |
| <a href="#">3548</a> | Approved | (Other)      | 90 Desert Inn Way        | A/C unit installation outside house                       |                    |

**Gleneagle Civic Association  
Budget and Actual Results for 2015**

| <u>Revenue</u>                                 | 2015 Budget - Operating | Actual Results Through<br>Aug 31, 2015 |                          |
|--|-------------------------|--|--------------------------|
| Dues-651 Owners x \$45.00                      | \$ 29,295.00            | 25,510.40                              | \$88.20 received in 2014 |
| Delinquency Recoveries from Prior Yrs          | 2,000.00                | 1,127.50                               |                          |
| Contributions in Excess of Dues                | 500.00                  | 833.00                                 |                          |
| Title Company Letters/Fines                    | 2,175.00                | \$3,475.00                             |                          |
| Late Fees                                      | 0.00                    | \$135.00                               |                          |
| Advertising                                    | 150.00                  |  |                          |
| Picnic   | 0.00                    |  |                          |
| Interest                                       | 250.00                  | 173.74                                 |                          |
| <b>Budgeted Revenue</b>                        | <b>\$ 34,370.00</b>     | <b>31,254.64</b>                       |                          |
| <b><u>Operating Expenses</u></b>               |                         |  |                          |
| 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                   |  |                          |
| CAI Dues                                       | 150.00                  | 120.00                                 |                          |
| Annual / Meeting Expense                       | 1,000.00                |  |                          |
| Post office box                                | 45.00                   |  |                          |
| Bank Fees                                      | 50.00                   | 113.00                                 |                          |
| Office Supplies                                | 300.00                  | 50.00                                  |                          |
| Bookkeeping Service                            | 0.00                    | 0.00                                   |                          |
| Financial Review                               | 500.00                  |  |                          |
| GlenCo   | 100.00                  |  |                          |
|  | <b>\$ 11,035.00</b>     | <b>5,399.42</b>                        |                          |
| <b><u>Committee Expenses</u></b>               |                         |  |                          |
| Welcome Packets                                | 150.00                  | 100.48                                 |                          |
| Directory                                      | 100.00                  |  |                          |
| Document Reproduction/Distribution             | 0.00                    | 0.00                                   |                          |
| Roads, Signs & Ditches                         | 2,000.00                | 1,387.00                               |                          |
| Web Site Support                               | 100.00                  | 59.95                                  |                          |
| Architectural Control/Covenant Expense         | 100.00                  |  |                          |
| Eagles View Production                         | 2,000.00                | 1,208.08                               |                          |
| Board Education                                | 250.00                  |  |                          |
| Board Discretionary                            | 500.00                  | 281.80                                 | 2014 Exp_Bd Mtg Food     |
|  | <b>\$ 5,200.00</b>      | <b>3,037.31</b>                        |                          |
| <b><u>Community Programs</u></b>               |                         |  |                          |
| 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                | 250.34                                 | 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         |
|  | <b>\$ 3,100.00</b>      | <b>991.93</b>                          |                          |
| <b><u>Capital Improvements/Maintenance</u></b> |                         |  |                          |
| 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                                   |                          |
|  | <b>\$ 1,500.00</b>      | <b>1,038.11</b>                        |                          |
| <b>Budgeted Expenditures</b>                   | <b>\$ 20,835.00</b>     | <b>10,466.77</b>                       |                          |
| Budgeted (Deficit)/Surplus                     | <b>\$ 13,535.00</b>     | <b>20,787.87</b>                       |                          |
| Beginning Year Surplus                         | <b>\$ 18,933.56</b>     | <b>18,933.56</b>                       |                          |
| <b>Ending Surplus</b>                          | <b>\$ 32,468.56</b>     | <b>39,721.43</b>                       |                          |
| <b><u>Reserve Funds</u></b>                    |                         |  |                          |
| Total Reserve Funds                            | <b>115,000.00</b>       | <b>\$130,044.85</b>                    |                          |
| <b><u>Operating Funds</u></b>                  |                         |  |                          |
| Total Operating Funds                          |                         | <b>\$23,120.63</b>                     |                          |

**GCA Disbursements through August 31, 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                                |          |