



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

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

CALL TO ORDER: 6:33pm

In attendance: Kevin Deardorff, Roger Loudon, Michelle Fisher, Pete Jasper, Craig Jasper, Wendy Avey, Melissa Seidenberg, Shauna Naous. Absent: Ken Judd

WELCOME OF MEMBERS AND MEMBERS FORUM

Wendy has been helping on the Covenants Committee and is joining us for tonight's meeting.

APPROVAL OF JULY 2015 BOARD MEETING MINUTES: motion to approve- Roger Loudon, second by Michelle. Approved unanimously.

COMMITTEE REPORTS

1. NEIGHBORHOOD REPRESENTATIVES

⤴ Vacancies- Roger is pursuing a rep for block 1, but no one has come forward yet.

2. NEPCO- Sheriff Elder will be speaking at next meeting.

3. COVENANT CONTROL COMMITTEE

⤴ Review of Current Violations. The item on the third violation list is interested in having a hearing, which we are pushing to next month due to unforeseen personal circumstances.

4. ARCHITECTURAL CONTROL COMMITTEE

⤴ Review of Approvals, Denials, and Pending Requests- Ken is not present, but provided his report. Kevin reviewed the report. We are awaiting information on a pergola that does not appear to meet setback requirements for one of the pending items.

5. FINANCIAL REPORT

⤴ Review of Budget and Actuals- an invoice came in from Little Lyn's for mowing. We will pay them for the work, but we do not have an existing contract, so we want to find out why they continued to mow. Shauna will contact them. Our insurance policy delivered today. Lighting awards will need to be removed from the budget. Shauna will look at the line items on the Revenue section of the budget.

⤴ Approval of Expenses- expenses included legal fees, Little Lyn's, Tri-Lakes Printing. The paper that was used was larger for Eagle's View and price increased. Melissa will check with Ashley about the format to see if there was an intentional change.

⤴ Pursuit of Dues in arrears- Intent for lien letters were sent, and several payments were made in full, or payment plans have been made with many owners.

6. ROADS, SIGNS & DITCHES COMMITTEE- Our first scout, Rew, finished 84 road signs. Second scout, Mark, picked up signs yesterday, built a prototype sign, and is looking for \$375 in advance. Craig has been providing Home Depot Gift Cards to the scouts to buy materials. Receipts are being provided to the Board. When the scouts are completed, about 50% of the signs will be completed. Shauna suggests asking if DECA at the high school would be interested in helping with remaining signs. Craig has thought about talking to DCC about IB projects to wrap

up the remaining signs also. Kevin received a call about potholes on River Oaks Dr. Nicholas Court and Westchester needs a sign for safety. Craig will put up a sign.

7. ISLANDS MAINTENANCE- Craig is going to talk with some landscapers to get bids for islands maintenance. He has some names, and will be doing some research for our next meeting.

8. PLANNING COMMITTEES

- ▲ Annual Picnic Planning Committee- September 27th is the annual picnic. Kevin has confirmed with Famous Dave's that we will be going with their BBQ again this year. Old street signs will be sold at the annual picnic to defray costs of erecting new signs. Kevin has asked for additional help via the Eagle's View. Mary K Jones has volunteered to assist. A separate planning meeting will be needed. Craig will get tables and chairs. RSVPs are due one week before the event (9/20). Email should be sent out by end of this month regarding RSVPs. Melissa will acquire toys for kids in attendance. Roger has tickets that he will bring. We have invited: Westcott FD, new owner of former golf course property, and Darryl Glenn.
- ▲ Board Election Nomination Committee- Ken is the committee chair. The Eagle's View has an article asking for candidates to step forward, and an email was sent to the community. Sept 1 is the candidate deadline.
- ▲ Annual Meeting- October 15 (Organizational meeting will be October 22), at Trinity Church. Kevin will speak to the church about using the space.

9. EAGLE'S VIEW

- ▲ Next issue- August. Deadline is August 1. Should be available in print by the 20th. Now on website so link may be sent to the community.

OLD BUSINESS

GLENCO update- no additional updates. The former golf club property has been sold, per Kevin's prior email. There likely will be no movement on the property for about a year. The owner has told GlenCo that he intends to run a bushhog out in the next couple of weeks to take down weeds.

NEW BUSINESS

Wendy asked about a past variance request, and asked how members have recreational items stored on their property. "Adequate screening" has often been seen and approved by GCA Boards. Wendy asked, if all of her neighbors built fences and kept items stored, would that be okay? Exterior fence changes all need ACC approval, which would be handled on a case by case basis.

Kevin brought up that Fire Mitigation Projects need to go through the fire department, and presented Policy 2015-1. Kevin moves to accept, Craig seconds. Approved unanimously.

Michelle needs to be added on the GCA website as Neighborhood Watch Chair.

AROUND THE TABLE – Melissa- 2014 Community Service Awards need to be delivered. Shauna is going to verify checks were not cut. Melissa can deliver on behalf of the Board- by September. Wendy- nothing, Pete- nothing, Craig- he will reserve tables for the Annual picnic. We will talk more at a separate Picnic planning meeting, Michelle- nothing, Roger- nothing. Shauna- nothing, Kevin- nothing.

NEXT MONTHLY MEETING: Thursday, 10 September 2015, Holy Trinity Anglican Church

ADJOURNMENT- Craig moves to adjourn, Roger seconds. Adjournment at 7:58pm.



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

August 12, 2015

COVENANT VIOLATIONS SUMMARY REPORT – AUGUST 2015

New violations: 35 Active/Open violations: 9

NOTICE OF DEFAULT (FINES ASSESSED)

1 – Section 137c; boat trailer in driveway

THIRD NOTICE (Fines pending)

1 – Section 138/R&R Section 5.6; unauthorized fence

SECOND NOTICE:

- 1 – Section 115; multiple vehicles/cars in road (closed)
- 1 – Section 115; car in yard
- 1 – Section 127; weeds and lawn needs mowing
- 1 – Section 138; unauthorized structure
- 3 – Section 137c; motorhome/trailer stored in driveway/yard

REPEAT NOTICE:

1 – Section 127; weeds and brush/unmaintained vacant lot

FIRST NOTICE:

- 5 – Section 115; vehicle parked in front along road/in yard
- 14 – Section 131; garbage cans stored in view
- 3 – Section 137c; trailer stored in driveway/road
- 3 – Section 127; construction/debris/weeds/dead trees/

Closed (14)

Signed,
<Signed>

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

ACC Report: 9 July to 12 August 2015

Project ID	Action	Project Type	Address	Comments	Variance Required?
3520	Approved	Fence	345 Rangely Dr	Previously - pended for further details. Meets requirements.	
3521	Approved	House Color	170 Palm Springs Dr	House painting - Antiquarian Brown paint color SW 0045	
3522	Approved	House Color	14065 Gleneagle Dr	Re-painting house with approved color. Sample viewed.	
3524	Pending	House Color	415 Rangely Dr	House color changes requested - sent info	
3525	Approved	Fence	245 Pauma Valley Dr	privacy area fence added to existing deck	
3526	Pending	(Other)	14210 Gleneagle Dr	Large pergola in front - cited as covenant violation and pending ACC review. <u>Owner has not submitted required info.</u>	
3527	Approved	House Color	250 Pauma Valley Dr	House color change with approved color	
3528	Approved	(Other)	14455 Gleneagle Dr	Roof & fence projects	
3529	Approved	Landscaping	14545 Latrobe Dr	Landscaping and house color change	
3530	Approved	Window/Door	675 Rembrandt Court	Window replacement	
3531	Approved	Landscaping	260 Wuthering Heights Dr	Major landscaping makeover	
3532	Approved	House Color	675 Wuthering Heights Dr	House repainting	
3533	Approved	House Color	965 Wuthering	House repainting	

			Heights Dr		
3534	Approved	House Color	14455 Gleneagle Dr	Repainting house with some exterior repair work	
3535	Approved	Landscaping	625 Rembrandt Court	Landscaping to add rocks in drainage	
3536	Pending	Fence	625 Rembrandt Court	Fence replacement request - sent info	
3537	Approved	Driveway	465 Palm Springs Way	Driveway replacement due to deterioration	
3538	Approved	Landscaping	14580 Westchester Dr	Removing dead trees and limbs; pruning Gambel oaks in front, side, and back. No oaks will be removed. Coordinated with Wescott Fire District (Asst Chief Ridings)	
3539	Approved	(Other)	95 Palm Springs Dr	Exterior maintenance - replacing gutters, re-staining wood siding same color.	

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

<u>Revenue</u>	2015 Budget - Operating	Actual Results Through July 31, 2015	
Dues-651 Owners x \$45.00	\$ 29,295.00	24,430.40	\$88.20 received in 2014
Dues Delinquencies 5% / 2014 dues	1,431.00	510.10	
Delinquency Recoveries from Prior Yrs	2,000.00	176.40	
Contributions in Excess of Dues	500.00	778.00	
Title Company Letters/Fines	2,175.00	\$2,875.00	
Advertising	150.00		
Picnic	0.00		
Interest	250.00	150.23	
Budgeted Revenue	\$ 35,801.00	28,920.13	
<u>Operating Expenses</u>			
Liability Insurance	1,500.00		
Association Professional Liability	4,000.00	1,792.00	
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		
	\$ 11,035.00	5,931.42	
<u>Committee Expenses</u>			
Welcome Packets	150.00	100.48	
Directory	100.00		
Document Reproduction/Distribution	0.00	0.00	
Roads, Signs & Ditches	2,000.00	587.00	
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
	\$ 5,200.00	2,237.31	
<u>Community Programs</u>			
Annual Garage Sale/ Clean Up	500.00		
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	
Christmas Lighting Award	0.00	0.00	
GCA Activities/Events	100.00	672.59	Volunteer Dinner
	\$ 3,100.00	922.93	
<u>Capital Improvements/Maintenance</u>			
Trees/Landscaping in Common Areas	0.00		
Maintenance of Islands A & B	0.00		
Neighborhood Islands	0.00		
Common Area Mowing	1,500.00	688.11	
South	0.00		
Street	0.00		
	\$ 1,500.00	688.11	
Budgeted Expenditures	\$ 20,835.00	9,779.77	
Budgeted (Deficit)/Surplus	\$ 14,966.00	19,140.36	
Beginning Year Surplus	\$ 18,933.56	18,933.56	
Ending Surplus	\$ 33,899.56	38,073.92	
<u>Reserve Funds</u>			
Total Reserve Funds	115,000.00	\$130,021.34	
<u>Operating Funds</u>			
Total Operating Funds		\$22,648.06	

GCA Disbursements through July 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



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

“A Covenants-Protected Community”

Subject: GCA Board of Directors Policy Memo 2015-01 - Approval of Fire Mitigation Projects

SB100/89 amended CCIOA with respect to fire mitigation as follows:

1.2 PATRIOTIC AND POLITICAL EXPRESSION, EMERGENCY VEHICLES, AND FIRE MITIGATION (38-33.3-106.5)

Effective Date: June 6, 2005

Effective Date of SB 89 Amendments: May 26, 2006

Applicability: Applies to all pre and post-CCIOA common interest communities

An association may not prohibit unit owners from removing vegetation surrounding the owner's home for fire mitigation purposes and following a written defensible space plan created for the property and filed with the association.

To ensure GCA/ACC compliance with the above stated amendment, the ACC will apply the following guidance:

Project requests that cite fire mitigation as a justification for removal of vegetation will be approved as a fire mitigation project when a Certified Forester or fire-fighting professional has deemed the vegetation to be a fire hazard. If such a determination has been made, a document that so states and is signed by the official will be filed along with the project request. The document will be filed in the GCA Admin system as a supporting document for the review and approval.

In the absence of such a document, the project will not be approved as a fire mitigation project, although it can be approved with other justification that meets Covenant and GCA Rules & Regulations requirements.

[This policy was coordinated with Assistant Chief Scott Ridings, Donald Wescott Fire Protection District on August 10, 2015.]

**SECRETARY'S
CERTIFICATION:**

The undersigned, being the Secretary of the Gleneagle Civic Association, a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors for the Association, at a duly called and held meeting of the Board, and in witness thereof, the undersigned has subscribed his/her name and date.

Gleneagle Civic Association,
a Colorado non-profit corporation

By: Melissa Seidenberg
Melissa Seidenberg
Secretary

Date: 8/13/2015