



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

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

CALL TO ORDER- 6:31pm

In Attendance: Shauna Naous, Kevin Deardorff, Michelle Fisher, Craig Jasper, Roger Loudon, Melissa Seidenberg. Members: Russ Robinson, Jill Steinke, Connie Devich, Joel Maynard, Joe Novich,

WELCOME OF MEMBERS AND MEMBERS FORUM

Russ states information on development of the golf course is hard to find via the website. Russ recommended it be in the "news" segment. Russ asked if we can get an updated pdf of the submitted plan (not tearing down pump houses, not closing upper tunnel under road). Question asked: when do we need to absorb the new lots? Covenant amendment/changes are anticipated to happen sometime this summer. Joel asked if it make sense to rewrite the covenants, vs adding an amendment. Kevin says we are currently looking at redacting old items, and adding an amendment inclusive of space, homes, and rules and regulations rather than a covenant rewrite as we need to make the changes somewhat quickly.

Connie stated she is having trouble with logging on to the website.

Jill Steinke is affiliated with Boy Scout troop 194. The troop did neighborhood clean up and have a food drive this weekend. Eagle projects are coming up and scouts are looking for projects. Jill would like to take projects back to the scouts, if we have any that arise.

Joel Maynard was disappointed there was not an arrangement to hand the microphone up to the HOA at the last Community meeting held by the owner of the former Golf Course Property. He felt it was disjointed that the HOA needs to be proactive.

Joe Novich is a neighborhood member for 32 years. Here to facilitate a covenant hearing.

APPROVAL OF MARCH 2016 BOARD MEETING MINUTES- minutes will be amended regarding the neighborhood reps vacancies. With that Craig moves to accept minutes. Michelle seconds. Approved unanimously.

COMMITTEE REPORTS

1. NEIGHBORHOOD REPRESENTATIVES

- ⤴ Vacancies- 1 and 23
- ⤴ Upcoming NR Meeting- 4/15

2. NEPCO- May 14 is next meeting. Merody Broom from the Sheriff's office will be there to discuss HOA Alert System.

3. COVENANT CONTROL COMMITTEE

- ⤴ Review of Current Violations
- ⤴ Covenant Hearings- a Wuthering Heights property appearance is continually deteriorating with collection of debris. They have received 7 or 8 notices over last few years. They are making an effort to begin clean up. Kevin suggests maybe they have 30 days to complete clean up. Craig thinks the additional clean up time is appropriate. An additional hearing was to occur tonight regarding car parking on Gleneagle drive. \$25 per week will be fined for as long as violations continue.

4. ARCHITECTURAL CONTROL COMMITTEE

- ⤴ Review of Approvals, Denials, and Pending Requests- Ken is not present tonight. No report presented this month.

5. FINANCIAL REPORT

- ⤴ Review of Budget and Actuals- over 50% of 2016 dues have been collected through first notices. Mailings went out on Tuesday and Shauna is expecting more payments to come in.
- ⤴ Approval of Expenses
- ⤴ Pursuit of Dues in arrears
- ⤴ Shauna mentions that we wanted to look at increasing budget for legal fees. Craig moves to increase legal fees from \$5,000 to \$20,000. Increase approved unanimously.
- ⤴ Craig brought up a former line item of dues delinquencies. Shauna is going to look at past 3 years of delinquencies to see what % of members have not paid per year to add in a negative line items under revenue.
- ⤴ Motion to approve expenses, unanimously approved.

Connie is receiving information that she is not able to access the database.

- 6. ROADS, SIGNS & DITCHES COMMITTEE- Craig has 4 requests out for bids for island maintenance. Two companies prefer a 7 month contract and they handle it. Craig requested bids. Joe mentioned his culdesac has been unnamed. Boy Scouts put up an old sign for them. He requests that the sign be considered during future maintenance. He also suggests the intersection at Wuthering Heights and Gleneagle be looked at due to the blind corner. Craig is working on a bid for a stone signs at the ends of Gleneagle Civic Association. We are hoping to have that by our May meeting. Craig put forth a request that if anyone knows someone who can put up street signs that get knocked over or GCA compliant mailbox stands. Jill will float it by the scouts to see if anyone would be able to assist. It was noted that they must be insured to complete the work.

7. PLANNING COMMITTEES

- Annual Garage Sale- June 10, 11- Jill and Connie are willing to help with the garage sale. The Goodwill Truck needs to be reserved for Saturday, 6/11 behind Shins Music. Ads must be placed in the Gazette and the Independent in May (2nd to 3rd week). Flyers must be made with maps of Gleneagle. Craigslist ads must be put out. Signs will need to be posted. Connie has agreed to serve as chairperson.
- GCA Annual Picnic- Sunday, August 7- Famous Daves will be provided. Picnic will be at Fox Run Park.

- 8. EAGLE'S VIEW- print copies came in yesterday and will be sorted and given out at Rep meeting to those present, or shortly thereafter.

OLD BUSINESS

G&S (former Golf Course) Property Development Plans- nothing further than what was covered at beginning of meeting.

NEW BUSINESS

Open Space Weed Mitigation/Mowing Discussion- Mowing verbiage is coming out of the agreement between the current owner and the county, so at this time it will not impact the HOA. Noxious weeds will need to be managed to county requirements. The board and community will have to hold future discussions around maintenance.

Community Meeting Discussion- Craig does not think we need a community meeting at this time. Russ wonders why we do not. Jill suggests a progress report publication. Connie suggested the

“Open Letter from the HOA” be printed larger in the newsletter. A meeting will definitely be required for amending the covenants. Overall board feel is that we do not have enough information yet. We will keep this item on the agenda and discuss it at the next meeting. At next meeting, we hope to discuss a review of the covenant changes to discuss scope of the amendment.

Email Broadcast Use- A scout email was supported and sent using the broadcast system. All are in support of sending community support emails of that nature using the broadcast system.

AROUND THE TABLE- Michelle- asked about dues payments online. Shauna advises it is cost prohibitive but will look into PayPal. Roger- discussed island damage, no additional items from any Board Members.

NEXT MONTHLY :MEETING: Thursday, 12 May, 2016

ADJOURNMENT- 8:47pm

“A Covenants-Protected Community”



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

April 13, 2016

COVENANT VIOLATIONS SUMMARY REPORT – APRIL 2016

New violations: 21 Active/Open violations: 16

NOTICE OF FINE/ADDITIONAL FINES

THIRD NOTICE (Fines pending)

1 – Section 115; car parked in road/yard.

SECOND NOTICE:

2 – Section 137c, Trailer(s) in yard (both closed)

1 – Section 115; car in yard/on access road (Hearing scheduled for May)

REPEAT NOTICE:

1 – Section 127; unkempt condition

1 – Section 132; condition causing embarrassment/annoyance/nuisance to neighborhood

1 – R&R Section 12.9; moveable playground equipment within 15’ of property line

(Note: Hearing scheduled 14 April 2016. Notice given in letter dated 3/14/2016)

FIRST NOTICE:

4– Section 115; vehicle parked overnight in yard/road

4 – Section 137c; trailer stored in yard

1 – Section 131; rollaway refuse container, porta-potty (stated refusal to follow GCA Covenants)

2 – Section 138; 1) Unapproved structure; 2) unauthorized project (see above – habitual offender, >3 violations in past 12 months)

2 – R&R Section 2.2 & 2.3 – Nuisance / Aggressive pet, Pet not kept under control (stray)

Signed,

Kevin A. Deardorff

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

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

<u>Revenue</u>	<u>2016 Budget - Operating</u>	<u>Actuals Through Mar 31, 2016</u>	<u>Comments</u>
Dues-651 Owners x \$45.00	\$ 29,295.00	17,010.00	
Delinquency Recoveries from Prior Yrs	2,000.00	1,202.50	
Contributions in Excess of Dues	500.00	576.00	
Title Company Letters/Fines	4,000.00	850.00	
Late Fees	150.00	255.00	
Interest	250.00	64.90	
Budgeted Revenue	\$ 36,195.00	19,958.40	
<u>Operating Expenses</u>			
Association Professional Liability	1,500.00		
Mailings (dues/notices/ballots)	750.00	123.62	
Legal	5,000.00	8,693.62	
NEPCO Dues	50.00	80.00	
CAI Dues	150.00		
Annual / Meeting Expense	250.00		
Post office box	45.00		
Bank Fees	150.00	9.00	
Office Supplies	100.00		
Financial Review	500.00		
GlenCo	100.00		
	\$ 8,595.00	8,906.24	
<u>Committee Expenses</u>			
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	
<u>Community Programs</u>			
Annual Garage Sale/ Clean Up	250.00		
Annual Barbecue/Picnic	2,500.00	200.00	
GCA Activities/Events	1,500.00		
	\$ 4,250.00	200.00	
<u>Capital Improvements/Maintenance</u>			
Future Capital Improvements	10,000.00		
Common Area Mowing	1,500.00		
	\$ 11,500.00	0.00	
Budgeted Expenditures	\$ 32,820.00	10,426.33	
Budgeted (Deficit)/Surplus	\$ 3,375.00	9,532.07	
Beginning Year Surplus	\$ 37,896.55	37,896.55	
Ending Surplus	\$ 41,271.55	47,428.62	
<u>Reserve Funds</u>			
Total Reserve Funds	\$130,130.38	130,195.28	
<u>Operating Funds</u>			
Total Operating Funds	\$22,640.44	39,316.03	

I hereby certify that this represents the balance sheet of the Gleneagle Civic Association as of March 31, 2016.

Shauna E Naous شونا

Shauna Naous, Treasurer
Gleneagle Civic Association

GCA Disbursements through March 31, 2016

Date	Check #	Payee	Amount	Comments
1.13.16	1918	Dean Maurry/Shayden Design	\$1,246.55	
1.13.16	1919	NEPCO	\$80.00	
1.13.16	1920	Shauna Naous	\$10.00	
1.27.16	1921	Joshua Lund	\$5.00	
1.27.16	1922	Winzenburg et al	\$180.00	
2.17.16	1923	Winzenburg et al	\$500.00	
2.17.16	1924	Winzenburg et al	\$250.20	
2.17.16	1925	Paulette Marine	\$63.54	
3.4.16	1926	Tri Lakes Printing	\$123.62	
3.8.16	1927	Kevin Deardorff	\$200.00	
3.28.16	1928	Winzenburg et al	\$7,763.42	