



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

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

CALL TO ORDER: 6:30

WELCOME OF MEMBERS AND MEMBERS FORUM

Ken Judd, Michelle Fisher, Craig Jasper, Melissa Seidenberg, Roger Louden, Kevin Deardorff, Barb Gritzmaker, Bill Blazie, Russell Robinson (River Oaks), Steve Kouri (Latrobe), Bob Kirkpatrick (River Oaks), Carol Kirkpatrick (River Oaks), Tim Coy (Mission Hills)

Absent: Shauna Naous

APPROVAL OF JANUARY 2016 BOARD MEETING MINUTES

COMMITTEE REPORTS

1. NEIGHBORHOOD REPRESENTATIVES

▲ Vacancies

2. NEPCO- next meeting is March 12

3. COVENANT CONTROL COMMITTEE

▲ Review of Current Violations-

4. ARCHITECTURAL CONTROL COMMITTEE

▲ Review of Approvals, Denials, and Pending Requests- garage expansion request came in late and will be included on next month's report.

5. FINANCIAL REPORT

▲ Review of Budget and Actuals- we will likely need to extend our financial budget line for law expenses down the road.

▲ Approval of Expenses

▲ Pursuit of Dues in arrears

6. ROADS, SIGNS & DITCHES COMMITTEE- Craig met with final scout pursuing sign replacement project. It went well. The scout is not in a rush and is looking at springtime to complete the project (will complete approx. 65 signs).

7. PLANNING COMMITTEES-

◦ garage sale is coming up soon in June (weekend before father's day). Garage sale will be June 10 and 11.

◦ We will look at August for a date for the Annual picnic- either the 14th or the 21st.

8. EAGLE'S VIEW – Opinion is that the newsletter is flashy, looks nice. Next issue will be April 1. Submissions needed by April 1, production by mid-April. We require content if anyone has article suggestions. A suggestion was made for an article on a person with model railroads. Kevin also suggested an article on Tri-Lakes Cares.

OLD BUSINESS

NEW BUSINESS

Kevin has set up a phone mail service through Google Voice. The number is presently on the website.

Ken would like his own number posted due to frequent ACC needs (Melissa- send cell number to Kevin for add to Google Voice Account).

There has been a civil rights violation against the GCA filed with the state of Colorado. The complaint is about the Holiday Lighting Event. A member has complained to the state that this is a violation of first amendment rights. We may see fees of \$4000- \$5000 to manage legal expenses associated with this complaint.

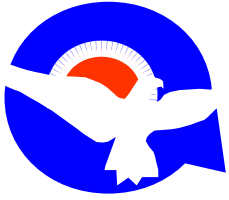
Upcoming Community Meeting- Development Plan- Nov 2013, Golf Course closed. Over last few years, a few large scale builders expressed interest and did not continue with purchase of property. Small scale investors looked to make purchase, but it fell through. One of their contacts, Scott Gratrix put together an offer and closed on course in July 2015. There were going to be 41 homes with questions as to what would happen to remainder of space. Initially, thought was that open space would be a conservation easement, but that required an easement holder which could be complicated. Gratrix later proposed that he could do 41 lots/conservation easement, or 56 lots/remaining space goes to the community. About 95 acres of open space will remain after 56 lots are developed. Estimate is that the open space would be deeded to the GCA in about one year's time. Member mentioned that a lot of man hours will be put into land management. County meeting will be held next week- February 17- with Scott Gratrix leading. The owner would like to see lots being approved by the end of the summer. All present agreed that GCA acquiring the open space is a good idea for the community.

AROUND THE TABLE- Ken, nothing, Melissa- asked for names of members present to be included in minutes, Roger- nothing, Kevin- nothing, Michelle- nothing, Craig- nothing.

NEXT MONTHLY MEETING: Thursday, 10 March, 2016

ADJOURNMENT- 7:49pm

“A Covenants-Protected Community”



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

February 10, 2016

COVENANT VIOLATIONS SUMMARY REPORT – JANUARY/FEBRUARY 2016

New violations: 12 Active/Open violations: 3

NOTICE OF FINE/ADDITIONAL FINES

1 – Section 138; unauthorized fence (Agreement for removal in place – NLT 1 Apr 2016)

THIRD NOTICE (Fines pending)

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SECOND NOTICE:

2 – Section 115; cars on road

REPEAT NOTICE:

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FIRST NOTICE:

- 3 – Section 115; vehicle overnight in yard/road
- 3 – Section 137c; trailer stored in yard
- 1 – Section 127; unkempt condition
- 3 – Section 138; unauthorized structure/project (2 closed)

Signed,

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

ACC Report: 7 Jan to 11 Feb 2016

Project ID	Action	Project Type	Address	Comments	Variance Required?
ID	Status	Type	Address	Comments	
3577	Approved	Roof	220 Cherry Hills Way	Re-roofing project	
3578	Approved	House Color	13995 Westchester Dr	House re-painting: gray with white trim; remodel project underway with dumpster approved fro 30 days	
3579	Approved	(Other)	235 Desert Inn Way	New garage door and front door	
3580	Approved	House Color	680 Rembrandt Court	House repainting	
3581	Approved	Deck	290 Palm Springs Dr	Front porch and rear deck rebuild - within setbacks	

Gleneagle Civic Association
Budget and Actual Results for 2016

<u>Revenue</u>	<u>2016 Budget - Operating</u>	<u>Actuals Through Jan 31, 2016</u>	<u>Comments</u>
Dues-651 Owners x \$45.00	\$ 29,295.00	225.00	
Delinquency Recoveries from Prior Yrs	2,000.00	708.40	
Contributions in Excess of Dues	500.00		
Title Company Letters/Fines	4,000.00	350.00	
Late Fees	150.00	225.00	
Interest	250.00	24.25	
Budgeted Revenue	\$ 36,195.00	1,532.65	
<u>Operating Expenses</u>			
Association Professional Liability	1,500.00		
Mailings (dues/notices/ballots)	750.00		
Legal	5,000.00	180.00	
NEPCO Dues	50.00	80.00	
CAI Dues	150.00		
Annual / Meeting Expense	250.00		
Post office box	45.00		
Bank Fees	150.00	3.00	
Office Supplies	100.00		
Financial Review	500.00		
GlenCo	100.00		
	\$ 8,595.00	263.00	
<u>Committee Expenses</u>			
Welcome Packets	275.00		
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	1,256.55	
<u>Community Programs</u>			
Annual Garage Sale/ Clean Up	250.00		
Annual Barbecue/Picnic	2,500.00		
GCA Activities/Events	1,500.00		
	\$ 4,250.00	0.00	
<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	1,519.55	
Budgeted (Deficit)/Surplus	\$ 3,375.00	13.10	
Beginning Year Surplus	\$ 37,896.55	37,896.55	
Ending Surplus	\$ 41,271.55	37,909.65	
<u>Reserve Funds</u>			
Total Reserve Funds	\$130,130.38	130,154.63	
<u>Operating Funds</u>			
Total Operating Funds	\$22,640.44	22,214.29	

GCA Disbursements from January 1, 2016 - January 31, 2016

Date	Check #	Payee	Amount	Purpose	Comments
1.13.16	1918	Dean Maurry/Shayden Design	\$1,246.55	Design/Print Eagles View	
1.13.16	1919	NEPCO	\$80.00	2016 Dues	
1.13.16	1920	Shauna Naous	\$10.00	Reimbursement of Colo State Periodic Rpt	
1.27.16	1921	Joshua Lund	\$5.00	Refund overpmt dues	
1.27.16	1922	Winzenburg et al	\$180.00	Legal fees re: Kennedy	