

GMHOA Annual Meeting Minutes

02/03/2024

Meeting was called to order at 10:04 am. A quorum of voting members was determined to be present. Current board members Donna Cox (VP), Grant Stailey (treas), Gary Romansky (sec'y) and at large member Trudy Spratta were present. At large member Greg Augustine was not present. Joe Thill, due to health and other concerns, resigned his position as president in mid-January. Donna Cox presided the meeting as president pro-tem.

- 1) The minutes from the annual meeting in 2023 were read, motioned and approved.
- 2) Treasurer's report. Grant said a beginning balance of \$4144.66 as of 1/1/23 was present. 25 dues paying members @ 25 each brought the total to \$4994.66. Expenses and ICFD contribution ran to \$428.86. Leaving a current balance of \$4579.76
- 3) The next order of business was the social committee. 3 members are needed. Trudy Spratta volunteered as well as Jackie Howard and Caroline Stailey. A tentative date for the progressive dinner was set for 05/05 2024. A tentative date for the annual GMHOA picnic was set for 08/25/2024.
- 4) The welcoming committee was filled out with Trudy Spratta and Donna Cox volunteering.
- 5) The architecture was filled with Warren Wainwright and Ron Hartness returning. Jack Cox will fill the third spot.

In association with the architecture committee, a discussion concerning the current building codes in Jefferson County and how they relate to GMHOA covenants and the possible need to update our covenants to reflect the JeffCo county regulations. The current thought is that it would be too difficult to change our covenants on a regular basis to reflect the JeffCo regulations. It is simply better to defer to JeffCo regulations in building codes as the need presents itself in the GMHOA community.

- 6) The next topic of committee business was wildfire mitigation. Donna announced that the popular chipping program will probably continue. She encouraged residents to act quickly when the spots become available as they filled in 45 minutes last year. She also told us that in 2023, HEAT gave \$50 to residents to help with mitigation. 10 were available. This offer may be extended again in 2024, TBD. Residents should also keep track and document hours and expenses associated with mitigation which can make getting a "fire-wise" certificate easier. Donna Cox will send out reminders as needed to residents of the different programs.

- 7) The topic of old business was the height of some mailboxes. This has been a to-do topic for some time. Hopefully, this is the year we get it done!!

New Business

- 1) Dues – 25 of 41 households paid last year. The total for this year is not yet available. It was decided that dues will stay at the current \$25/year. The board will also work on setting up a digital transfer (Venmo or Zelle) to assist those who prefer to pay that way.
- 2) The board did NOT make a second contribution to ICFD last year as planned. To make up for the shortfall, a \$500 donation was suggested for this year. With 2/3 of the voting members voting to approve an increase of the donation limit of \$250 to \$500, a motion was made and seconded for a \$500 donation to be made to ICFD this year.
- 3) Board – The GMHOA board is in need of new board members to replace departing ones. Barb Hartness volunteered with a desire to assume the presidency. Caroline Stailey (filling the remaining year of Joe Thill's term) and Joel Fleet also volunteered to join the board. They will join returning members Donna Cox, Grant Stailey and Greg Augustine.
- 4) Donation to HEAT. The new board will decide on this at their first meeting.
- 5) 3rd cistern – A location for a third cistern did not work out as the proposed location was not on private property. A new location will be determined in the future.
- 6) The first meeting of the new board will be Friday 02/09/2024 @ 7:00 at Donna Cox's house.
- 7) The meeting was motioned and seconded to be adjourned at 10:46 am.