

**Grand View Villas**  
**HOA Board Meeting Agenda**  
**October 20, 2013**

**Agenda**

Call to order 10:10 am.

**Attendees: (Martinez Condo; 3-301)**

Board: Ken Martinez, Tom Bruton, Kevin Muegge, Diane Harris, Bill Klopfenstein, Valerie Busch, Denise Lohness

Non-Board: Cynthia Martinez, Joe Busch

**Opening Comments (Ken)**

Celebrating Key Accomplishments –

**Website:** Special thanks to Bill for all his hard work.

**Community involvement:** Welcome to new members

**Radiant Heat** reset switches done for all of remaining units

**Bookkeeping:** transition has been a little bumpy but it's all going well.

**Board Intro & Privacy Letter:** Got a lot of great info from members. John Enochs offered to assist with foundation and grading engineering support

**Building 3 Stain Plans & Welcome Committee**

**Contractor bid process:** Thanks to Tom and Jan for driving all the bids and contractors.

**On-Going Challenges –**

**GAR (Global Asset Recovery) Resolution:** Continue to be frustrated with their lack of follow through and forward progress.

**Property Maintenance Strategy:** Water snow and ice mitigation is top priority. Asphalt repair is still not complete. Stain delayed until spring 2014 due to seasonal weather issues.

**Review & Approval of Minutes (Diane) – 5 minutes**

Bill moved to approve, Diane second, motion passed with minutes as is.

**Global Asset Recovery Update from (Ken) – 5 minutes**

Georgia Noriyuki confirmed foreclosure collection limit of 6 months dues

Confirmed by Rich Newton & Tim Whitmire (RE Attorneys)

Proposal agreed to by Randy Geist to 6 months (\$5.1K – 7 units) & dues forward

Ken believes that we may end up having to write off some of the back dues as a result of discussions with Georgia.

All 7 owners have filed bankruptcy. Unit 106 is a special case due to quick claim deed and other parties involved.

Ken continues to press for 1 year of back dues and payments continuing as of Oct 30<sup>th</sup>.

Ken moved that we continue to keep an eye on the situation and take no additional action until after October 30<sup>th</sup> and see if we receive the expected check for \$5.1k. Diane seconded the motion, motion carried unanimously.

### **Committee Update Reports**

- **Finance (Kevin)**

- Transition is almost complete, and billing addresses for all suppliers is being changed from our GL PO box to the Bottom Line address. Bottom Line will scan and email bills to Ken and Kevin upon receipt. Starting November 5<sup>th</sup> we will pay 350/mo. We are expecting to save up to 2k/year in accounting expenses.
- Kevin will have B.L. add a phone number to dues statements going forward.

- **Supplier / Maintenance (Ken)**

#### Snow Removal Bids:

- Snow season is November thru April. Last years' expenses with Matt Reed were paid in this fiscal year. We have two bids so far, JAM Enterprises and Dirt Works. Expectation is 1-3 times in November, (nothing until there are 4-6 inches on the ground). December/ Jan 4x each, Feb 3x, March 4x.
- Recommendation is that we use sand instead of salt and set up sand buckets for each building.
- Valerie recommended that we communicate to the members tips on how to minimize costs by doing some work ourselves and keeping walks shoveled. Possibly assign building captains.
- Motion to implement sand buckets (Kevin), and continue the bid process for snowplow contractors. Tom seconds the motion. Motion carries unanimously.

#### Gutter Bids:

- Three different bids to add downspouts and heat tape asap on the front of bldg 3 and patio doors. Need to stain under the gutter to protect the wood before installation.
- This needs to be a priority due to liability as a result of falls on ice. Several owners have fallen already.
- Valerie made the board aware of a broken gutter on Bldg 1 that requires repair.
- Ken made motion that we move forward with \$6600.00 expense for gutters, and do not install heat tape as this point due to cost of installation

and recurring cost of electricity. Tom seconded the motion, motion carried unanimously.

### Garage Drainage

- Continuing to research reasons why grading was done the way it was originally. Board agrees it's an ongoing problem, but also agrees that it is a lower priority.

### Asphalt Repairs

- We can do some crack seal ourselves if we want. At this point in the season, full repairs are not feasible.
- **Website (Bill)**
  - Content Update:
  - Bill will post all financials and minutes to the site. Diane will provide pdf versions of minutes, Kevin to provide pdf versions of financials.
  - Bill will provide site passwords and hosting info to Diane for master files and post to google docs.
  - Bill recommends that we employ an email service to ensure delivery and junk prevention. Ken moves to move forward with this recommendation. Kevin seconds the motion and the motion carries unanimously.
- **Architectural (Tom)**
  - Issue with unit 1-208 regarding chicken wire on the balcony. The city and fire department have no specific rules against. Therefore this is solely an HOA issue. Tom will draft a letter to the homeowner. Kevin asked that the details be discussed in executive session.
  - Issue with satellite dish on building 2, third floor. The positioning is not acceptable and will need to be moved.
  - Tom provided an example of the proposed exterior modification form that is needed for board approval of any exterior modifications to the units.
- **Community Rules (Denise)**
  - Need for formalize some of the community rules to clarify. Tom & Cynthia will provide content, Denise and Valerie will develop a document for review at next board meeting.
- **New Business - 5 minutes**
  - Ken suggested that we have another GV Villas get-together to encourage a sense of community.
    - Spring clean up day
    - Ice cream social
    - Cynthia to gather input and present proposal for next meeting.
  - Bill brought up the increasing potholes being made by trash trucks

- Tom brought up rodent mitigation options. He has mole/rodent repellent that is non-toxic to pets and we can use it in the spring.
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**Next Meetings –**

**Tuesday November 12<sup>th</sup> 7PM by con call.**

**Tuesday December 10<sup>th</sup> 7PM by con call.**

**Adjourn 12:25 pm.**