

Grand View Villas
HOA Board Meeting Agenda
November 12, 2013

Agenda

Call to order 7 pm

Attendees:

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

Opening Comments (Ken) – 5 minutes

Review & Approval of Minutes (Diane) – 5 minutes

Valerie moved to Approve, Second from Tom, minutes are approved

Committee Update Reports – 60 minutes

Finance (Kevin) – 10 minutes

All reports were sent in advance of the meeting.

Still have growing receivables due to past due owner accounts, but cash is increasing as well.

Kevin wants to spend some time digging into the Oct 2012 negative balance occurrence to ensure we understand the source of that discrepancy.

Tom raised the question of why the electric bill is so high for the garages. Tom & Kevin to research.

Community Rules (Denise) – 20 minutes

Denise reviewed status on the current draft of the rule document.

Discussed the topics of parking and whether or not we have any liability if we allow dogs to be off leash.

Need to add a statement indicating that this document is hand in hand with the official bylaws and architectural guidelines. Ken to provide Denise with total number of parking spaces and contact the insurance company. Board will review final docs at December meeting. Diane moves to approve, Valerie seconds, motion carries.

Supplier / Maintenance (Ken) – 15 minutes

Snow Removal Communication (Valarie)

Valerie & Bill presented their plan to send an email to owners regarding the snow removal plan for this winter. Ken to provide an updated email list to Bill. Dirt Works is our partner of choice.

Knox Box – Rapid Entry System (Ken)

Ken sent out the information on Knox Box, previously presented to us by Larry. \$378 for one box to hold the keys to every unit, for fire department to gain access in the event of an emergency. For \$40 extra we can include an anti-tamper sensor. All board members agree that this solution is a good solution and a good use of money. Ken will finalize the proposal and move forward.

Landscape Update

Maintenance committee will report out at future meetings.

Website (Bill) – 5 minutes

Bill will post financials & minutes once he receives the pdfs from Diane & Kevin. Kevin will pick one consolidated report. Diane sent minutes during meeting.

Architectural (Tom) – 5 minutes

Tom will consolidate the rules, application process & approved vendors into one Architectural Guidelines resource document. There is still some confusion as to what the difference is between a community rule and an architectural guideline. Ken & Kevin will meet offline with Tom to brainstorm to better define the content of each document.

New Business

No new business at this time.

Next Meeting

Tuesday December 10th 7PM by con call.

Adjourn 8:10 pm.