

Grandview Villas

HOA Board Meeting Minutes

January 12, 2014

Call to order 7:00 pm.

Attendees: (via teleconference)

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

Opening Comments (Ken) – 5 minutes

- There will be a hearing on 1/30/14 in Hot Sulfur Springs regarding the GLA foreclosures.
- Ken said he would get a certified letter out (perhaps to the "owners" of the condos to be foreclosed?)

General Updates

Finance (Kevin) – 20 minutes

Kevin went over the financial reports. He discussed the the State requirements for HOAs that are in effect as of 2014. The truth and lending disclosure rules set forth the standard for how HOAs will collect dues and the ramifications of late payments. These rules will be made known to all owners. He also detailed the steps that will be taken if dues are not paid on time and how a payment plan would be set up for owners who are behind in payments.

Dr. Romney Ogbulu (sp?) wants to eliminate the lien on his condo. He is offering to pay \$1000 right away on his back HOA dues and then wants to pay another \$1000 in payments over the next few months. After some discussion Ken said he would consider taking a \$2000 payment right away but I'm not sure what the rest of the deal was as he owes quite a bit more. Ken seemed doubtful that the owner would follow through as he has made several offers and has not yet complied.

Supplier / Maintenance (Ken) – 15 minutes

Snow Removal Update

- It was mentioned that by spring time we will need to get something in place for the melting of the snow.
- There was discussion that the entryways of some condos are being used as a storage area for items such as bikes and other equipment and that this does not create an attractive appearance. It was pointed out that this is particularly concerning when the entry area is cluttered and the other condo using the mutual entryway is for sale. It was decided that this would be handled by amending Rule #2 of the new HOA rules.

- It was mentioned that freezing water at the bottoms of garage doors is making them difficult to open. It was suggested that to keep them from freezing a little sand can be placed where the door comes down (take sand from the metal cans at the foot of the stairwells).
- Regarding the outside lights. Kevin and Ken replaced some of the burnt out ones, evidently with sodium lights that have been used in the past. These are no longer able to be obtained. We will need to purchase new bulbs that will cost about \$45.00. We believe the older ones were \$25.

Adjourn 8:00 pm