

Grandview Villas

Annual HOA Board Meeting Minutes

August 11, 2014

Call to order 7:00 pm

Attendees:

Board Members:

Ken Martinez, Bill Klopfenstein, Valerie Busch, Tammy Niederman

Not Present:

Diane Harris

Non-Board Members: Phyllis Schieroth

Opening Comments (Ken)

Review agenda and priorities

Finance (Ken)

- Overview of financials
- Reserves analysis is ongoing
- Moved 15k from 2015 budget plan to end of 2014

General Updates (Ken)

Current & Pending Sales, Foreclosures, etc.

- Global Asset Recovery : May have two additional sales pending, but have not identified which units or any other details.
- Pending Sales: 204 (target end of August closing), 212 (target end of August closing)
- Motion on the table to adopt a \$100.00 transfer fee for all current and future sales as part of closing costs. Board passed unanimously.
- Pending foreclosure on unit 208. Will add to the agenda for discussion at October meeting when more details are available.

Property Maintenance

- Building 3 stain: Discussed how to move forward with repainting the buildings and/or choosing a stain color for bldgs. 1 and 2 to more closely match bldg. 3 going forward. Sending an email to all owners for input on color samples. Bill will draft the letter and send to the board for final approval.
- Gutters on Bldgs 1 & 2 and on garages for drainage mitigation
- Heat tape: Reviewed a variety of options and determined that buildings 1 and 3 have the most critical need for ice buildup mitigation. Phyllis has done quite a bit of research and presented her conclusions.

- Landscaping: Keith @ Dirt Works has a broken mower and is working to get the mowing completed by the end of the week (8/17)
- Asphalt repairs near dumpster. Need to get a bid for repairs to this area as well as concrete problems outside unit 104 in bldg. 3 and other areas where walkways have crumbled due to salt, and poor installation.
- Additional priorities going forward
 - Fire suppression and alarm procedures

New Business

- Homeowners insurance. Need to get verification of what is required or HOA is not liable for.

Board Meeting Schedule

- October 12, In Grand Lake 9:00 am

Adjourn 8:30 pm