

# Grandview Villas

## HOA Board Meeting Minutes

### Sept 18, 2014

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#### Teleconference Details:

**Dial-in Number: 1 (267) 507-0400**

**The Participant Access Code is: 156-4126**

#### Call to order 8:00 pm

#### Attendees:

Board Members: Ken Martinez, Bill Klopfenstein, Tammy Niederman, Jay Meyers

Not Present: Diane Harris, Valerie Busch

Non-Board members: Cynthia Martinez

#### Opening Comments (Ken)

#### Upcoming Foreclosure

Ken Martinez and Bill Klopfenstein had a conference call with Georgia Noriuki to discuss an upcoming foreclosure with a homeowner and potential issues with our existing Bylaws, as brought to our attention by a homeowner.

The association has been paid \$5800 by Ms. Tehan in past due fees, and expenses. The board is very pleased with the positive direction of the situation, and will continue to work with the homeowner to bring the account to current. There is a renter in this unit now.

#### Board Bylaws Review

Upon careful review of several sections of the Bylaws, most notably section 4.1 (defining officer designations,) Georgia had the following conclusions and recommendations:

- Our Bylaws as written are outdated and should be updated in the future.
- As they exist, our Bylaws are serviceable and present no significant risk or exposure to either the board or unit owners. Nor should the Bylaws, or our conformance/nonconformance to the literal letter of them, impact our insurance coverage, standing with government agencies, etc.
- As a "good faith" attempt to comply with the letter of our existing Bylaws, we may adjust our offices so that the offices of President and Treasurer are held by a single individual, and the offices of Vice President and Secretary are held by another individual. Then we can designate one board member as Assistant Secretary, and a second Board member as Assistant Treasurer.
- To economically update our Bylaws, we should look at the Bylaws of other properties in similar circumstances (condo, 50 or fewer units, destination location, a small pool of owners with limited participation.) When we find a set of Bylaws that we like and would apply equally well to our property, we can give them to Georgia to review and pattern ours off of. We could pull paragraphs from different Bylaws or use another set in whole to pattern ours off of.

Ken proposed to the board that we move forward with this project to update the bylaws within the next 2-3 months. Motion passes Unanimous.

Ken proposed to adjust board positions to make Bill VP and Secretary, Diane the Assistant Secretary, Ken President and Treasurer with Valerie the Assistant Treasurer.

Motion passes Unanimous.

## **Hot Edge bids & Downspout Installation**

Cynthia reviewed the bid details and how the Hot Edge technology works. Investing in this technology will increase our property values, and reduce risk in the most critical areas.

Ken proposed to move forward with the hot edge. All board members with the exception of Valerie Busch voted yes. Valerie felt we could save money by hiring people to remove snow manually. Motion passes.

Additional gutters have recently been installed on building 1 & garages, and as time goes on we will continue to assess areas where snow and ice continue to accumulate.

## **Stain Vote Update**

The board agreed to send an email communication to all homeowners requesting input on stain colors and once the results are received, we will review and formally vote prior to Spring when the earliest staining could take place.

## **New Business**

Need to address homeowners' most recent communications at our next board meeting. Bill provided a synopsis of the situation for benefit of members who have not been copied on the previous email communications. Upon consultation with our legal counsel, we do not believe that we have any actionable liability at this point, but will continue to try and resolve the disagreement amicably.

Tammy requested that we put the topic of nightly/monthly rentals onto the agenda for future board discussions.

## **Next Meeting October 12, 9:00 am Grand Lake**

## **Adjourn 9:00 pm**