

Grandview Villas

HOA Board Meeting Agenda

Sunday, January 18, 2015

Call to order 9:17 am (MST; Martinez Condo/Telecom)

Attendees:

- Board Members:
Ken Martinez, Bill Klopfenstein, Diane Harris, Jay Meyers, Tammy Niederman (by phone)
- Non-Board Members:
Cynthia Martinez, Lance Perrin
- Not in attendance Valerie Busch, Phyllis Schierioth, Tom & Jan Bruton

General Updates (Ken)

- Priorities, Goals & Objectives
 - Sales of Foreclosure Units
 - Welcome Lance Perrin Bldg 3 #206
 - 2015 Budget
 - Governing Document Updates
 - Review of 2014 achievements
 - Reserves study
 - Sign
 - Lights
 - Landscaping
 - Social Activities
 - Stain Bldg 3, and plan for going forward for all buildings
 - Finally able to have buyers get conventional financing
- Goals for 2015
 - 2014 taxes
 - Ken proposed that we continue to use our existing tax preparer
 - Cost is approx. \$275 annually
 - Motion carries unanimously
 - Improve consistency in communicating with all homeowners
 - Review and update bylaws, covenants, rules
 - Monthly budget tracking
 - Water, snow and ice mitigation issues
 - Fire suppression plan
 - Focus on improvement and maintenance of property values
 - Homeowner satisfaction survey
 - Evaluation of all service providers

Previous Board Meeting (Diane)

- Review & Approval of October 2014 Minutes
 - Previous minutes were approved right after the October meeting and approved by a quorum
- Board Meeting frequency change to 2/quarter
 - Ken proposed, board unanimously agreed, motion carries

Finance (Ken & Valerie)

- Financial Overview
 - Balance sheet review
 - Increased our cash reserves overall even though we had significant expenses for ice mitigation, stain, etc.
 - Mostly due to better collection of dues, savings due to light replacement, and expense control
- A/R Overview
 - One homeowner is in arrears, and Ken will reach out to understand the situation

Current & Pending Sales, Foreclosures

- Global Asset Recovery
 - 6 still outstanding
- Pending Sales
 - 3-106
 - 1-112 Camien
 - 1-310 McMann (recently canceled & bid on 3-202 instead)
 - 3-202
- Recently completed closings (4 since August)
 - 1-108
 - 1-212
 - 3-204
 - 3-206
- Implemented resale certificate process to improve communication to HOA regarding new owners

Architecture Committee (Phyllis)

- General Update
 - Water in garages, currently we don't have a good short term solution, but will continue to find a long term fix going forward. Recommending that owners raise up personal property up off the floor
- Ken proposed that Jay and Tammy join the committee. No objections raised.
- Bonnie Stokes/Mike Bell request to replace door and trim (Unit 1-209)
- Other Requests/Actions
 - Committee to gather a list of original contractors for windows, doors, etc. Tammy will contact Morris to start the list.
 - Communicate with T. Tehan regarding metal on deck

Property Maintenance

- Fire suppression, ongoing evaluation of services and monitoring.
 - Repairs to leaking sprinklers in several units—targeting the week of February 6th.

- Muegge, and Kundert units have existing leaks. Need to have all homeowners check for leaks to ensure we fix them all at once (Ken bldg3 & Jay bldg1)
 - Jay will write up a summary plan & provide to board.
- Snow Removal Execution
 - Going well with our new plan
- Hot Edge Update
 - Held back a portion of the payment until the downspouts on the stairwells have been fixed.
- Stain Update
 - Received 12 responses on stain choices, Bill and Valerie to consolidate votes and make a decision at the February meeting. Ken proposed, board agreed unanimously.
 - Vote proposed that we will use the 50 gallons of free stain from Valspar to do the garages. All agreed.

Board Meeting Schedule

- Tuesday, February 17th @ 7PM (MST; Telecom)
- Saturday, April 18th @ 9AM (MST; In Person/Telecom)

New Business

- Ken would like to explore several property and cash management solutions for payments, account balancing, and closing docs through Mutual of Omaha banking. Ken will present more details at the next meeting.

Adjourn 10:50 am