

Grandview Villas

HOA Board Meeting Minutes

Sunday, April 19, 2015

Call to order 9:10 am (MST; Harris Condo/Telecom)

Attendees:

- Board Members:
Ken Martinez, Bill Klopfenstein, Valerie Busch, Diane Harris, ,Tammy Niederman (by phone)
- Non-Board Members:
Cynthia Martinez, Joey Busch
- Not in attendance, Jay Meyers

General Updates (Ken)

- Priorities, Goals & Objectives
 - Water Damage Update (Rocky Mtn Catastrophe)
 - Need to modify governing documents: Goal is to have them voted and approved at July board meeting
 - Spring Clean Up
 - Target Memorial Day weekend
 - How many board members are planning to be here?
 - Fire Suppression & Sprinkler leaks
 - Radiant Heat maintenance
- Goals for 2015

Previous Board Meeting

- Review & Approval of February Minutes

Finance (Ken & Valerie)

- Financial Overview
 - Balance sheet review
 - 26,600 in checking, 31k in reserves
 - Ken asked Bottom Line to provide YoY statements for each month
 - Discussion about the additional costs of electricity for servicing the heat tape
 - Board is encouraged to review the details
 - Accounts receivables are up to date and completely clean
 - Taxes are complete and have been filed

Current & Pending Sales, Foreclosures

- Global Asset Recovery
 - 2 still outstanding

- Pending Sales
- Recently Completed

Architecture Committee (Tammy)

- General Update

Property Maintenance

- Fire suppression, ongoing evaluation of services and monitoring
- Parking Lot: Ken made a motion to have a professional striping company, board unanimous
- Hot Edge Update
- Stain Update
- Landscaping: Spring noxious weed killer application. Bill suggested we ask Dirt Works for a bid.
 - Ken will talk to Keith @ Dirt Works to get a quote.
- Board voted to continue partnership with Dirt Works for snow removal and landscaping
- Looking for ideas and suggestions for adding some trees and landscape lighting (solar)
- Stain Update: 50 gallons of free stain for the garages. Final selection is Semi –solid, Redwood
 - Ken will invite Patrick Cleary to the next board meeting
 - Pay 4500 for garages, and 18k for Bldg 1

Board Meeting Schedule

- Tuesday, May 19th @ 7PM (MST; Con Call)
- Sunday, June 21st @ 9AM (MST; In Person/Con Call)
- Diane to finalize date for the annual meeting and work with the Fire Department.
 - Shoot for July 19th, 9AM – noon @ the Fire Department

New Business

- Need to identify a plan for keys and access for the garages in case of emergency
- Spring cleanup day schedule. 9am cleanup, 6pm pot luck and fire pit party.
- Broken concrete in Bldg. 3 stairwells, Asphalt in front of the dumpster
 - These have been brought up during property inspections
 - Plan to discuss options at next meeting

Adjourn 11:15 am