

Grandview Villas

HOA Board Meeting Minutes

Tuesday, May 19, 2015

Call to order 7:04 pm (MST; Conf. Call)

Attendees:

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

Previous Board Meeting (Ken)

- Review & Approval of April 2015 Minutes
 - All approved, sent to Bill for posting to the website

General Business (Ken)

- **Priorities, Goals & Objectives**
 - Governing Document Update
 - Maintenance Projects (Stain, parking lot, concrete & landscaping)
- **Nightly Rental Request Review**
 - 1-212 Lagana/Condon
 - The owners request board approval for nightly rental
 - Owner agrees to provide community rules to all renters
 - Ken moved to approve. Diane Second. Board approves unanimously
- **Annual Meeting Prep**
 - New Board Nominees & Voting Process
 - Ken asked that each of the board put forth effort to help recruit new members to replace the outgoing board members.
 - Valerie expressed concerns about how the current bylaws may restrict us from filling the board with enough new board members. She made suggestions on how we might communicate to the association.
 - Cynthia recommended that we use the annual spring cleanup as an opportunity to meet with new owners and ask for homeowners to consider serving.
- **Full-Time Property Management Options**
 - Discussed the need to have someone spearhead the process for obtaining three bids. Valerie will reach out to Tammy to see if she will take on the leadership role and drive the bid process.

Finance (Ken & Valerie)

- Financial Overview
 - Files provided by Valerie

- A/R Overview
 - Bottom Line owes us updated receivables reports
 - Several new owners are in arrears, as well as a couple of units from GAR
 - We may need to improve our communication to new owners and make them aware that email is a standard form of communication from the board and Bottom Line for invoices.
- P&L Overview
 - Reviewed expenses and overall showed a 6K improvement.

Current & Pending Sales

- **Global Asset Recovery:**
 - One still outstanding (3-306)
- **Pending Sales:**
 - 1-109 TBD (Applegate)
- **Recently completed closings:** (12 since August)
 - 1-112 Jay Boisdrenghien
 - 1-310 David & Loretta Mertz
 - 3-102 Richard & Maritza Landry
 - 3-202 Joe & Sharon Kissell
 - 3-203 Joe & Jean Lovitt
 - 3-106 Dan & Teresa Nelson
 - 1-108 Dawn Dobson & Elissa Kuriyagano
 - 1-212 Bob & Glenna Lagana / Hearl & Marianne Condon
 - 3-204 Wes & Karen Champion
 - 3-206 Lance Perrin
 - 3-101 Will O'Donnell
 - 1-310 David & Loretta Mertz (Blake)

Architecture Committee (Jay)

- **Request Review & Update**
 - Lovitt Storm Door
 - Reviewed by the committee, confirmed conformance, and approved
 - Need to send a letter to resident in Bldg 1 to remove metal stripping from balcony
 - Jay will spearhead this communication
- **Architectural Guidelines Update**

Property Maintenance (Ken & Cynthia)

- **Fire Suppression System & Monitoring:**
 - Central Fire Protection Inspection: May 21 & 22nd (repairs)
 - Thank you to Valerie for reaching out to all owners to obtain access to units
 - All inspections will have at least one board member or board delegate in attendance
 - Fire Mgmt. Process: Lance Perrin
 - Building Captains
- **Parking Lot:**
 - Re-Striping Plans: Reviewed quote (Cynthia)
 - Maximize number of spaces (48 total)
 - Targeting June
 - Reviewed and confirmed that there will be no change to the number or location of handicapped spaces.

- Ken moved to a vote, Diane second, unanimous approval
- **Landscaping: (Cynthia)**
 - Spring Clean-Up & Barbeque (9AM & 6PM respectively)
 - Landscaping proposals, Full cost 1714.68 including delivery, but not planting
 - Ken & Cynthia are offering to water upon planting until they adapt during June
 - Will need to have help from homeowners to plant
 - Ken moved to a vote, Diane second the motion. Diane/Jay/Bill/Ken approve, Valerie abstained.
 - Fire Pit Proposal
 - Total cost \$450, timeline June/July
 - We would need to remove the mulch and weeds, and replace with pea gravel
 - Would require specific rules posted to limit liability. We would meet all county requirements, and only homeowners would be allowed to use.
 - Fire department may have some advice and standard verbiage for the signage
 - Ken moves to a vote, Diane second, board approves unanimously
- **Stain Plans:**
 - Stain Contractor: Sweeney Painting (Michael Penrod)
 - Stain #3 selection: Semi-solid “Redwood”
 - Stain Plans: Mid-late June; Awaiting delivery of stain (End of May)
 - Ken moves to go ahead as planned, Valerie seconds, and board approves unanimously
- **Concrete Repairs**
 - Cynthia has requested separate bids for the following:
 - Asphalt replacement – Garbage Area
 - Building 3 landing repairs
 - Flatwork repairs

Board Meeting Schedule

- Sunday, June 21st @ 9AM (MST; In Person / Conf. Call)
- Sunday, July 19th @ 9AM (MST; In Person @ Fire Station)

New Business

- Jay asked about the plans for Hot Edge on the other buildings. We still have some issues to resolve on building 3, but we believe that we can resolve them. Building 1 gutters and Hot Edge is the priority to ensure safety and limit liability.
- Valerie moved to vote on moving forward to obtain new quotes and timeline. Jay seconded, board approves unanimously.

Adjourn 8:30 pm