

# Grandview Villas

## HOA Board Meeting Agenda

### Sunday, June 26th, 2015

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**Call to order 9 am (MST; Conf. Call)**

#### **Attendees:**

- **Board Members:**  
Ken Martinez (Pres & Treasurer), Bill Klopfenstein (VP & Secretary), Valerie Busch (Asst. Treasurer), Diane Harris (Asst. Secretary)
- **Committee Members:**  
Cynthia Martinez (Maintenance, Welcome), Jay Meyers (Architectural), Tammy Niederman (Architectural)
- **Not in attendance:**

#### **General Business (Ken)**

- **Introductions**
- **Accomplishments**
  - Full Ownership (25% Turnover); Global Asset Recovery Sales
  - Property Lighting: Sodium to LED
  - Community Signage
  - Roof Ice Mitigation – “Hot Edge” Implementation
  - Fire Management System – Sasquatch & CenturyLink
  - Landscape Improvements
  - Fire Pit
  - Parking Lot Re-Stripping
  - Building Stain
- **Challenges & Opportunities**
  - Update of Governing Documents
  - Building One & Three Issues: Snow, Ice & Water Mitigation
  - Weekend & Holiday Parking
  - Fire Suppression Sprinklers
  - Dog Poop & Trash Can Offenders
  - Rental Management – Short & Long Term
  - Property Management
  - Voice of Homeowners – New Owner Integration & Impact

#### **Review & Approval of Prior Meeting Minutes**

- June 23<sup>rd</sup> Meeting; 7PM Teleconference

## Finance (Ken)

- Financial Overview

## Current & Pending Sales (Ken)

- **Pending Sales:**
  - 1-109 TBD (Dirk & Susan Applegate) / 2-213 TBD (Arza & Carolyn Straight)

## Full-Time Property Management (Tammy)

- RFP Definition & Status; Impact to HOA Dues
- Rental Management Policy

## Governing Document Update

- 2015 DORA Requirements
- Board Composition & Community Mgmt. Guidelines (Rules Update)
- Community vs. Homeowner Maintenance & Insurance
- Parking Policies: Permits & Towing

## Architecture Committee (Jay & Tammy)

- **Request Review & Update – None to Review**

## Property Maintenance (Ken & Cynthia)

- **Fire Suppression System & Monitoring:**
  - Central Fire Protection Inspection: Reliable Repair & Warranty Issues
  - Spears Sprinkler Head Adapter Issue: “Micro Fissures” Resolution
- **Concrete Repairs**
  - Asphalt replacement – Garbage Area
  - Building 3 landing repairs
- **Building One Improvements**
  - Gutter Upgrades & Hot Edge Implementation
- **Property Water Tap & Landscape Improvements (Grass?)**

## New Board Nominations & Vote

- All Board & Committee positions up for change / replacement

## Board Meeting Schedule

- TBD by New Board: \_\_\_\_\_

## New Business

- TBD

## Adjourn: Noon