

Grandview Villas

HOA Annual Board Meeting Agenda

Tuesday, July 26, 2015

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

Attendees:

- **Board Members:**
 - Ken Martinez, Valerie Busch, Diane Harris, Bill Klopfenstein, Jay Meyers (reserve)
 - **Not in attendance:** Tammy Niederman (reserve)
- **Homeowner Attendees:**
 - Building 1
Maryanne Condon, Joey Busch, Jack Bender, Gary Wexler, Bonnie Bell, Dirk Applegate,
 - Building 2
Hal & Wilene Stanislaus, Chauncey Klingensmith, Kevin & Melissa Muegge, Dawn Dobson, Elisa, Morris King
 - Building 3
Cynthia Martinez, Tom & Jan Bruton, Phyllis and Walt Schierioth, Joe & Sharon Kissel

Introductions:

Around the room and everyone introduced themselves.

Review of the Association mission & values

Review of previous year achievements and accomplishments

- Full ownership of all units
- Property Lighting
- Roof Ice mitigation
- Community signage
- Fire Management (Lance Perrin is Fire Captain, bldg 2)
- Landscape Improvements
- Parking lot re-striping
- Building stain
- Fire Pit

Stain Discussion

Bonnie Bell: Has stain on the river rocks
Maryanne Condon: Car was oversprayed

Governing Documents:

Thanks for Kevin and Bill's efforts to identify issues regarding our governing documents. Updates need to take place this year. Most of the changes regard ownership responsibility towards insurance.

Ice and water mitigation:

Gutters and Hot Edge implementation

Parking issues:

- We only get one parking spot and garage per unit. Please be considerate to others.
- Potential to have parking permits.

Additional Discussion Topics

- Fire Suppression
- Dog Poop & Trash
- Rental Management

Property Management company

Dawn Dobson brought up developing an Ad Hoc committee to tackle the Property Management project. Maryanne Condon, Jay Meyers, Valerie Busch & Morris King volunteered.

Sharon Kissel would like to see a common phone list for all the homeowners

Bill Klopfenstein asked the room for input about the website and who uses it. Several owners agreed that there is good value in the site.

Financial Overview

Discussion about the ice mitigation: Kevin brought up the additional cost of electricity to operate the Hot Edge solution.

HOA Dues

Some discussion regarding autodraft options.

Plans for 2016

- Concrete repairs, Building 3, garages
- Asphalt in front of trash enclosure
- Additional gutters for Building 1
- Hot Edge for Building 1

Architectural Control Documents, Community Rules, Rental Policy

Review & reminder about the location of the documents available on the website.

Committees

Welcome Committee

Donation program

Ken to provide complete information, and Bill to post info to the website.

New Business

- Need to get some additional stone and mulch to cover bare spots in the landscape
- Building 1 fence needs to be replaced (Dawn to run point)

Board Elections:

President: Ken Martinez

VP: Jay Meyer

Secretary: Sharon Kissel

Treasurer: Marianne Condon/Bob Lagana

Board Memembers: Phyllis Schieroth, Jerry Wexler, Joe Kissell, Dawn Dobson

Committees:

- Property Mgmt: Dawn Dobson, Valerie Busch, Jay Meyer, Morris King
- Weclome: Cynthia Martinez, Elisa (Dobson?)
- Maintenance: Cynthia Martinez
- Architecture: Jay Meyer, Phyllis Schierioth, Jerry Wexler

Meeting Adjourn 12:15 am