

Grandview Villas HOA Board Meeting Minutes

Tuesday, August 18,2015

The meeting was called to order at 7:00pm via teleconference call by Ken Martinez President

Attending the Meeting were; Jay Meyers, Vice President, Sharon Kissell, Secretary, Bob Lagana & Marianne Condon, Asst. Treasurers, and members Dawn Dobson and Jerry Wexler

Committee Members Present: Cynthia Martinez, Joe Kissell, Phyllis Schierioth, Valarie & Joey Busch

Others present: None

Under general business Ken welcomed all of us. He discussed meeting attendance and schedules, voting guidelines and top priorities for the year.

Because we had not received the minutes from the annual HOA meeting this was tabled.

Finances were discussed with Ken, Valerie Busch and Marianne. The questions Marianne had were answered by Valerie and Ken.

Pending sales are: 1-109 and 2-213 were mentioned by Ken. Closing dates have yet to be determined.

Property Management was discussed with Jay,who is the chairman. His committee members are Dawn Dobson, Valerie Busch, and Morris King. They will need to meet and come up with an RFP definition. The committee will need to delineate what services the property manager will need to oversee and how they will report to the board. They should have a report by the next meeting.

Governing Document Updates are in process and are targeted for completion in Q1 2016 . The architectural guidelines will be updated by Phyllis. Other architectural questions about Comcast and wiring to the buildings was discussed. Jerry Wexler volunteered to talk with Comcast about adding more lines.

The new architectural committee was announced. Jay is the chairperson, Members are Jerry Wexler and Phyllis Schierioth. Bruce and Rosalie Speake have submitted a request to have the trees trimmed outside their condo.

Property Maintenance:

Cynthia reported that we are still looking at the Fire Suppression system. Central Fire Protection's performance is in question and we have asked for a 50% adjustment to their annual inspection since the were 1/2 day late and only completed 1/2 the requested work with our assistance. Additionally their repairs completed a month earlier and paid are still leaking. Mountains states did the original installation.

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There is an issue with connectors and adapters for the connectors.

Bids will need to be obtained to repair the concrete of the landings for Building 3. We also will need to replace the asphalt in front of the trash dumpster.

Building one needs gutter upgrades which will cost approximately three thousand dollars. These need to be fixed to mitigate the ice buildup in the driveway. Jerry will talk to the residents in Building 2 about the ice and water buildup.

It was motioned and approved to go ahead and fix the gutters on Building 1.

In the spring volunteers will be needed to go to crawl spaces looking for leaks, etc.

There was no new business.

The next meeting will be October 27th at 6:00pm by teleconference.

The meeting was adjourned at 8:26pm.

Respectfully submitted
Sharon Kissell, Secretary