

Grandview Villas HOA Board Meeting Minutes

Tuesday, October 27th, 2015

Call to order (MST: Conf.Call)

Attendees: Ken Martinez, Jay Meyers, Sharon Kissell, Marianne Condon, Bob Lagana, Dawn Dobson, Joe Kissell, Tom Bruton, Jan Bruton, Bill Klopfenstein

Committee Members: Cynthia Martinez, Phyllis Schierioth, Valerie Busch

Not in attendance: Jerry Wexler

Review and Approval of Prior Meeting Minutes(Sharon) Minutes were posted on the website and were approved
August 18th, Meeting

Finance(Ken)

Bob and Marianne will be in touch with Bill K. to upload the financials for August and September

Ken reviewed the balance sheets and profit/loss sheets

Ken summarized the expenses relative to last year's expenditures

The Hot edge cost exceeded company projection. Working with Mountain Peaks to better audit our usage, invoices and the set -up with the Hot Edge Representative Building Maintenance was the largest increase as it included the staining of the buildings and garages.

General Business(Ken)

Current and pending sales(Ken)

There are three new sales completed and one Pending
Sold units are: 1-109,1-213, 1-112

Need to get in contact with the Title Company regarding our administrative fee of \$100.00. We are having trouble getting the information following closing
Unit 2-314 is still up for sale. Two of the units sold will be owner occupied and one will be a rental

John Kundert's unit 3-306 is still with Global Asset Recovery: we can collect six months dues if they go into foreclosure. They are 1481.00(including interest) on dues behind and on county taxes as well. We will need to file a lien and enter into foreclosure if they don't resolve this

Committee Reports

Property Management(Jay)

Estimated cost would be about 5%of our operating costs: additional HOA cost of \$66.00 per unit; a total cost of \$38,000 per year

Jay and his wife worked on a RFP with a company, Allegiant Management that would like to be on the proposal. They provided a list of things we can choose to include in our bid. They would also provide janitorial, maintenance services for the property

A discussion was held with the need to have an in person meeting with a representative from the company

Bob and Marianne would like to discuss the bookkeeping company with them as there are some problems

Architectural (Jay)

Discussed tree trimming and pruning concerns

Committee will look at setting up some guidelines to help prevent conflicts

This will be added to next months agenda

Property Maintenance(Cynthia)

Down spouts were completed and paid for on building one

plastic extensions were put on to get the water away from the buildings

Dirt Works sent a proposal for plowing. they will add sand to the proposal and we will have by the next meeting

We will need eight 20 lb bags of sand to refill the containers on the front of the stairways

Dawn offered to pick these up when she comes up next time. It was moved by Sharon and seconded by Dawn to do this

Old business

Kevin Muegge's letter : Ken proposed that we get an ad hoc committee together to address his concerns

Valerie suggested that Jay could respond to the letter as Vice-President regarding the Heat Tape costs that were discussed tonight

Jay will draft a letter from the Board addressing the concerns discussed tonight

Phyllis asked about the fire suppression system and monitoring; Ken reported that they are all up and running We are not making great headway with the sprinkler company, Central Fire. They are not willing to come up unless they have access to all units that may have a leakage problem

There are four known leaks, it would cost about \$900.00 to fix. We are unable to get satisfactory repairs from the company. The worst leak was fixed. Homeowners should be aware and if they see a leak dry it off and if it continues to leak contact a board member. It is common to have a small drip if the pressure is turned off.

Will be put on next months agenda as there is a possible contingent expense from our reserves that we need to plan for,

New Business

Tom brought up issues regarding use of the trash dumpster by people other than property owners

It was suggested that perhaps the Sheriff's Department might site people for dumping illegally

Also it was suggested that a sign be put up reinforcing surveillance and putting another carabineer on

Tom will follow up with the sign and the carabineer

Meeting Schedule

Next meeting will be Saturday November 21st at 9:00am Location to be determined

Adjourn: Meeting adjourned at 8:53pm

Respectively submitted

Sharon Kissell, Secretary