

GRANDVIEW VILLAS HOA BOARD MEETING

DAY/DATE: Thursday, May 19, 2016

Call to order: (MST: Conf Call)

The meeting was called to order via video conference by President Ken Martinez at 6:00pm

Attendees: Ken Martinez, Sharon Kissell, Jerry Wexler

Committee Members: Will O'Donnell

Not in Attendance: Dawn Dobson

Guests: Randy and Marianne Babuska, Kevin Muegge

Review and Approval of Prior Meeting Minutes:

The minutes of the April meeting were not available. Neither Dawn nor Sharon were able to retrieve them. Ken will try to get them and we will review and approve them next Board meeting.

Finance: Ken introduced Marianne Babuska . Marianne may be interested in assuming the position of Treasurer. She is an accountant by profession. Ken then reviewed the financials for April 2016. He will have these posted on the web site and will send copies to all Board members. Ken then answered many questions that Marianne had about the bookkeeping company and how things are handled by them.

General Business:

Current and Pending Sales: Ken reported that there were four completed sales in April.

Will reported that unit 1-211 is under contract to Steven Shideler and Darcy Bell. They are due to close around June 22, 2016

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Committee Reports:

Property Management

Architectural

Property Maintenance

Old Business: Ken reviewed the RFQ's that have been received. He reviewed these quotes and questions were asked by the board members.

There was a long discussion held regarding all of these RFQ's. There was no final decision made about the proposals. Ken will request references from the companies. Someone will visit properties managed by the companies to see how residents feel about the services they receive.

Ken requested that everyone re-review the proposals. A committee meeting will be held Thursday, June 2, 2016 at 6:00 pm. It is his hope that we can send out information to all owners for a proxy vote next month.

Will presented the proposals for repair and maintenance of the fire suppression system that he has received. They are Systems group who only provided costs for their annual inspection. The cost would be \$1350/building or \$4050/year.

Tyco/Simplex Grinnell: They would provide yearly inspections at a cost of \$700/building or \$2100/year.

They also would provide monitoring at a cost of \$420/building
They bid the cost of replacing the heads of \$4,458.70.

Cintas: An annual inspection of \$292+\$75/ building of \$1101/year.

Monitoring of \$360/building or \$1,080/year.

For head replacement and antifreeze for a total of \$5,779.00.

A discussion was held regarding these proposals. Jerry moved that we move forward with Cintas for inspections and installations of new heads. Sharon seconded the motion. A vote was held and passed to move forward. Will was asked to contact Cintas and start the project.

New Business: Ken said we need to schedule the annual meeting. He suggested we do the meeting on Saturday July 23, 2016 at the fire station at 10:00 am.

Sharon will try to schedule this meeting.

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Meeting Schedule: The next board meeting will be Tuesday, June 14, 2016 at 6:00pm.

Adjourn: The meeting was adjourned at 7:49 pm.

Respectfully Submitted

Sharon Kissell, Secretary