

GRANDVIEW VILLAS ANNUAL HOMEOWNERS MEETING
SATURDAY, JULY 23,2016

The annual meeting was held at the Grand County Fire Department. The meeting was called to order by President Ken Martinez at 10:00am.

Board Members present were President Ken Martinez, Secretary Sharon Kissell and Board Member Jerry Wexler.

Board Members not present Dawn Dobson.

Homeowners present at the meeting:

Building One

Lauren and Bill Klopfenstein, Randy and Mariann Babuska, Bonnie Bell, Ron and Diane Rutherford, David Mertz, Sandia and Bill Bruton, Greg Brown, Tammy and Brad Niederman by telephone.

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Building Two

Three Lakes Water represented by Sally Blea, Jerry Wexler, Shelley Richmond, Hal and Willyne Stanislaw, Joanna and Chauncey Klingensmith.

Building Three

Phyllis and Walt Schierioth, Diane Harris, Wes and Karen Champion, Denise Thode, Jan and Tom Bruton, Will O'Donnell, Joe Kissell, Sally Blea Representing Shane Blea.

Guests:

Jim White, Grand Lake City Manager, Shawn Bruton, Coldwell Banker.

Ken had passed out last years homeowners meeting minutes and there were no corrections to be made.

Ken extended thanks to Bill Klopfenstein for keeping the web site updated.

Ken then listed the key accomplishments of the past year:

1. Gutter additions to Building One.
2. Completions of Phase One snow and ice mitigation for building three.
3. Correction of electrical usage of hot edge for Building Three to include a timer that is scheduled to be on only for six hours a night.
4. Roof snow removal test on Building One.

5. Professional Property Management Request for Quote. Ken said that the RFQ was sent to 9 companies but only four were returned. One quote was eliminated because they did not meet the requirements set out in the RFQ. The three companies that were considered were Resort Management Group, Condominium Management Company, and Mountain Chalet Management Company. He then passed out the quotes for review by the members. He said Mountain Chalet had been chose by the committee.
6. Fire Suppression Contract RFQ was submitted and three companies submitted quotes. Cintas Fire Protection is under contract and has done an annual inspection of all three buildings. The fire sprinkler repairs have been completed int Building Three as of last week.

Jim White, Town Manager, was introduced and discussed plans for town projects to include but not limited to the east boat ramp improvements, and a bond issue that would include new travel lanes, bike lanes, and drainage along Park Ave. He encouraged everyone to attend town meetings held on second and fourth Mondays at 5:00pm.

Ken presented challenges that are facing homeowners in the upcoming year.

1. Turnovers, attendance and effectiveness of the new board.
2. Snow, ice and water mitigation with the focus on Building One.
3. Dog poop and trash can offenders.
4. Updating governing documents.
5. Professional reserves analysis.
6. Parking challenges on weekends and holidays--permits and towing.
7. Rental Policy Management---Nightly and long term.

Ken then reviewed the yearly financials year to date through June. These should be available on the website at a later date. He answered questions about them. He also answered questions about insurance coverage of the garages and their contents. He and Will O'Donnell also discussed personal home condo insurance for personal property inside the condo.

After a short break the meeting resumed with an introduction by the homeowners present with a short discussion of their feelings about a property management company versus a HOA board doing the Management of the property.

At the conclusion of the discussion, Diane Harris made a motion to vote on the Property Mangement question. The motion was seconded by Phyllis Schierioth. A consensus was reached and ballots were passed out and votes were collected. Many proxy votes had also been received and these were also counted. At the end of the counting of proxy and ballot votes there was a 20 to 16 vote to continue with a HOA Board management of the property.

Nominations for the new board were then received.

President/Treasurer- Tom Bruton

Vice-President/Secretary- Sharon Kissell

Assistant Treasurer- Mariann Babuska

Assistant Secretary- Phyllis Schierioth

At large member- Jerry Wexler and Dawn Dobson. A vote was held to determine which of these two would be the member at large. The vote was eight to six in favor of Dawn Dobson. The nominations were then closed and the board was established as all other positions ran unopposed.

Committee chairs were then decided.

Maintenance- Will O'Donnell

Welcome

Architectural

Website-Bill Klopfenstein

The meeting was adjourned 1:35PM.

Respectfully submitted,

Sharon Kissell, Secretary