

3/6/2017

Greetings Neighbors,

The GVV Board of Directors is happy to announce that we have completed our Reserves Analysis process. This has allowed us to develop our proposed annual budget which requires ratification from members attending the budget meeting. We strongly encourage you to join us for this important meeting as we will review our Operating Budget for 2017 as well as discuss priorities and funding for our Reserves Budget. We are looking at having to increase our HOA dues and welcome your feedback and support!

Our proposed Operating Budget and Reserves Budget were based on information received from our Reserves Analysis. This information will be summarized and shared by the Board at this Meeting so everyone can be informed about the needs for funding on-going maintenance and repairs as projected by our study. The agenda for our meeting is listed below and the draft budget proposals are linked below and posted on our web-site. If you wish to attend electronically, we will be emailing an invite with a link for you to join by phone or computer if you RSVP below.

IMPORTANT: Please RSVP to: Dawn Dobson at: bugflinger24@gmail.com by 3/24/17 if you want to join us electronically so this electronic invitation can be sent to you directly when available.

If you have any further questions please email us or call!

Respectfully,

Tom Bruton, President

Sharon Kissell, Vice-President

Mariann Babuska, Treasurer

Dawn Dobson, Secretary

Jerry Wexler, Member at Large

Grandview Villas - HOA Budget/Board Meeting Agenda
3/26/2017 - 10:00 am MST
Grand Lake Center - (Old Elementary School)

Call to order: 10:07 am

Attendees:

- **Board Members: Sharon Kissell (VP), Dawn Dobson (Secretary), Tom Bruton(President), Jerry Wexler (Member At Large)**
- **Owners: Kevin Muegge, Terri Nelson, Dan Nelson, Rod Flannigan, Shawn Bruton, Jan Bruton, Elisa Kuriyagawa, Ken Martinez, Cynthia Martinez, Joe Kissell, Bill Klopfenstein, Wes Champion, David Mertz, Randy Babuska, Mariann Babuska, Bruce Speakes**

Board had technical difficulties with the conference hosting site, unable to access via computer, remote member participated via phone.

Reading of Minutes from: [GVVillas HOA Minutes 12/27/16](#)

Motion to Accept Minutes: Motion Sharon, Second Dawn, Approved

President's Report:

Tom shared that Mariann Babuska resigned as Treasurer; thanked her for all she has done. Tom nominated Kevin Muegge as Treasurer, this was approved

Tom reviewed work completed:

- **Gutters installed to reduce water damages to surfaces.**
- **Completed Fire Suppression System inspections and repairs, took quite a bit of negotiations to finalize process and payments.**
- **Negotiated new trash company contract @ reduced costs**
- **Working on concrete replace/repair, working with contractors to start in Spring; looking at delaying staining of Building #2 a year to offset costs**
- **Huge increase in our snow removal due to high levels of snow; snow was blocking the vents, ice dams, damages to attics, concerned about roofs collapsing, so had to shovel roofs twice. Several members brainstormed possible strategies, Randy questioned what the process is so time isn't**

wasted. Requested that suggestions go through maintenance committee, also discussed the need to have community discussions. Need to continue to improve communication and sharing of bids.

Treasurer's Report: [GVillas 2016 Financial Report](#) - tabled see below

Reserves Report: [GVillas Reserves Report](#) - tabled see below

Budget Discussion/Ratification: [Proposed 2017 Operating Budget \(DRAFT\)](#) - Tabled - see below

**New Business: Dawn & Tom & Sharon & Randy
Reserve Study Report**

- Reserve Study done by Community Association Reserves; Board summarized the reserves analysis and extensive discussion about the need to increase dues to improve our reserve funding, currently funded at 14.5%. Ken suggested that we increase dues by rate of inflation for past two years as we had not collected that immediately. We talked about the need to notice homeowners about the range of dues increase with the minimum being the cost of inflation and the maximum being the 100% funding. The goal being to implement the increase for July.
- Dawn motioned that we table the budget for revision, notice people about the rate increase pending with the minimal amount being cost of inflation from last two years and maximum being 100% funding. We will schedule another meeting with Richard Hamilton to further discuss and make final proposal for ratification. Second, by Sharon. Roll call vote for phone vote was taken, passed unanimously. Board will work on budget revisions send information from the report for owners to review prior to meeting.

Follow-up Business:

Tom discussed concerns about dog waste that is not being picked up. We are asking that community members help with enforcement of our policies. Please speak with them directly or take photos so we can address it with them.

We all need to help pick up and take care of the property, please avoid putting trash outside of the dumpster. We don't have recycling. If you see people dumping in our trash, take picture and Tom will follow up with the Sheriff.

Sharon motioned to adjourn at 11:45am; Seconded by Terri Nelson