

Grandview Villas - Annual Meeting Minutes
1/16/2018 - 6:00 pm MST
On-Line Meeting
Dial-up Access#: (515) 604-9862 Access Code: 443208

Call to order: Tom called to order at 6:06pm

Attendees:

- **Board Members:** Dawn, Tom, Mariann, Kevin, Sharon, Jerry
- **Owners:** Bill Kloppenstein, Joe Kissell, Jan Bruton

Proxy Participants: None

Reading of Minutes: [10/3/2017 Board Meeting Minutes](#) Sharon moved to accept, Dawn Second; Minutes approved unanimously

President's Report:

- **Heat Cable Update:** Bldg. 1; Put as much as we could afford as per budget and contractor availability for one section of roof. Will continue in Fall. Electrician wired for the cable installed, they extended the wiring and set up for future completion of cabling 220. Also had to put timers on Bldg. 3. Total Cost approx. 5,000.00. Since timers installed, electricity bill has dropped significantly. Funds were re-allocated from reserves as our fire suppression repairs were not needed, asphalt was tabled until next year due to contractor.
- **Bids for Staining:** Only able to get two bids; 1 from Marty Goodsman in Hot Sulphur, did Tom's interior painting. He gave bid for 18,000 included extensive prep (pressure wash, remove loose materials, will cover windows, and use deck stain on decks) Patrick Cleary gave bid for about 16,500.00 says we still owe him 1,000.00 outstanding from previous job with us. Tom told him to write up a statement and he would confirm with Ken, have not heard back from him. Did pretty good work last time. Kevin also got guys who painted Yacht Club, but they never gave a bid as Kevin didn't feel he was authorized to get their bid. Came recommended by person in town. Sharon will call and see if they will give the bid. Board tabled until we try to get third bid, once shared with board, we will do phone vote.
- **Reserves Allocation:** Tom completed third quarter transfer for total of 11,760.00; 4th Quarter is has not been transferred yet. We paid invoices from reserves as single transactions so we had transparency with expenditures.

Treasurer Report:

- **Operating Budget Balance:** Tabled until year end financials are completed
- **Reserves Budget Balance:** Tabled until year end financials are completed
- **Aging Summary:** Two owners overdue, Tom was able to contact one they agreed to catch up; Sharon has issued letters to the late ones via registered mail

New Business:

- **Bookkeeping Update:** Discussed concerns Mariann had regarding the reports from Bottom Line, hadn't been getting enough detail, ([Email Doc](#)) clarified that BLB will provide monthly financials (same we've received the last several years) and an additional quarterly report on our finances relative to our budget. We would like to have them include the past due amounts carried forward on billing invoices and our due date. Dawn made motion to have Tom the above criteria in a written contract and to then sign and secure BLB as our bookkeeper. We agreed we need to adjust our numbers into a quarterly budget. Sharon seconded. Motion carried unanimously.
- **Budget Draft Discussion:** Tom and Dawn shared revisions based on cost savings for numerous items. Reviewed the proposed expenditures, dues increase, and allocations for the year.
- Kevin brought up a discussion about concerns regarding spending for individual buildings and a sense of inequity. He wants to consider cost/accrual per building, so that assessments are charged to buildings for work done. There were concerns expressed by other board members regarding by-laws and shared ownership.
- Jerry brought up concerns about the city municipal fee increase that the city will attach to the water bill. Tom attended the town meeting and shared his concerns about it, and also shared that the town is considering rezoning the lot next to car-wash for low income housing.

Meeting adjourned at: Sharon moved we adjourn at 8:51 pm; Dawn seconded

Next Board Meeting:

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