

Grandview Villas - HOA Budget/Board Meeting Minutes
May 6, 2018 - 1:00 pm MST
Grand Lake Center - (Old Elementary School)

Call to order: Sharon called to order at 1:02 pm

Attendees:

- **Board Members: Sharon Kissell, Dawn Dobson, (Mariann Babuska by proxy)**
- **Owners: Jan Bruton, Will O'Donnell, Diane Harris, Bill & Sandia Bruton Brad & Tammy Niederman, Krystal Constenius & Colin Steward, Elisa Kuriyagawa**
- **Proxy: Dan & Terri Nelson, Mariann & Randy Babuska**

Reading of Minutes: [GVillas Board Meeting Minutes 2/27/18](#)

- **Amendments:**
- **Motion to Accept: Diane Motioned to accept, Tammy Niederman Second, minutes approved**

President's Report:

- **Update on Board Personnel Changes: Due to resignations, we have an opening for Vice President, Sharon has assumed the role of President**
- **Sharon reviewed work completed in 2017:**
 - **Concrete Repairs to Building 3,**
 - **Gutters installed on south facing and north end garages and bldg. 1 to reduce water damages to surfaces.**
 - **Roof Repairs - Seals replaced, shingles repaired/replaced, vents repaired, will inspect in the fall**
 - **Negotiated new trash company contract @ reduced costs, increased service during peak summer months to two pick-ups per week**
 - **Reduced mowing frequency (~3 weeks)**
 - **Installed half of the heat cable on Building 1, completed electrical for rest of the cable to be installed and installed two timers on the circuits for Bldg 3.**
 - **Updated new owners on the Building number system - it is by how they were built. The center unit is Bldg. 1, the building backing up to the post office is Bldg. 2, the building that backs up to the fire station**

is Bldg. 3. The numbering starts at the dumpsters and goes around the complex counter clockwise.

- Diane reported condensation leaking in her bathroom vents. Will call and check on it.
- Colin reported concrete is heaving on the back of his patio where it is cracked and blocks the opening.

Treasurer's Report:

- 2017 Expenditures - [2017 Budget To Actual Report](#)
- Account Balances as of : Operating: Reserves: 33,600.29

Budget Proposals:

- Operating Budget: [GVVillas 2018 Operating Budget PROPOSAL \(Draft\)](#)
- Elisa moved to approve and Diane seconded, motion passed unanimously with 2 proxies in favor.
- Reserves Budget: [GVVillas 2018 Reserves Budget PROPOSAL \(Draft\)](#)
- Elisa moved to approve, second by Diane, motion carried unanimously
- [Reserves Analysis Report](#)
- Discussion: updated on projects and repairs needed, went through line item expenses, maintenance budget, and landscape budget

New Business:

- Fees for Short Term Rentals - we are incurring more expenses on trash and dogs from non-residents. Having a hard time maintaining during the weekends. Board is considering additional fees for short-term rentals. Discussed the need for folks to register their rentals with the city. Discussed several ideas such as not allowing dogs for short term rentals, assessing extra trash fees, possibly limiting number of short term rentals allowed
- Limit on Short Term Rentals - see above
- Parking Tags - Sharon shared that we will have one pass per unit, to be displayed by the car using that unit. It will cost \$5.00 to replace it. We also discussed the need to be flexible during the week and off season when it is not crowded in the lot. Maybe designate a spot to full time residents
- By-law proposals: Short Term Rentals Policy(include directory?), Fines for Rules Violation, Dog policy, Email policy, Change in Billing date for dues, Others?

- Sharon reminded folks that they need to pay by due dates, bills are mailed by email, if you need hard copy mailed need to contact Bottomline Bookkeeping with your mailing address.
- We need to have current email, phone numbers, and mailing address for all owners.
- Brad suggested we do a directory and folks could opt in if they are interested
- Diane brought up the billing dates,
- Brad asked if we could pursue Auto Bill pay
- Elisa talked about her work on noise/water/light mitigation from the carwash. She has worked with the owners, Tom and Will. They've talked about garage doors, grants and what existing ordinances are. Owners then decided to sell. Talked about private donations to mitigate asked about having the HOA participate either.
- Tammi shared that the decks are are very dirty need to be power washed and re-stained.
- Colin asked about getting better signage that is reflective for EMS access.

Meeting Adjourned at Elisa moved to adjourn, Tammi second; adjourned at 2:50pm

