

Grandview Villas - Annual Meeting Agenda
7/22/2017 - 10:00 am MST
Grand Lake Center, Grand Lake Colorado
Dial-up Access#: (515) 604-9862 Access Code: 443208

Call to order: Tom called to order at 10:04 am (MST)

Attendees:

- **Board Members: Tom Bruton, Sharon Kissell, Kevin Muegge, Jerry Wexler, Dawn Dobson**
- **Owners: Bill Bruton, Richard Landry, Jon & Jean Lovitt, Harley & Denise Lohness, Randy Babuska, Ron and Dianne, Rutherford, Jan Bruton, Guests: Shawn Bruegger, Christopher Weaver, Joe Kissell, Brad & Tammy Niederman, Ken Martinez, Cynthia Martinez, Sandy Wexler, Rod & Shelly Flannigan, Mariann Babuska,**

Proxy Participants: Bonnie Bell; Ken or Cynthia Martinez Proxy

Reading of Minutes from 5/13/17: [Minutes 5/13/17 Budget Meeting](#)

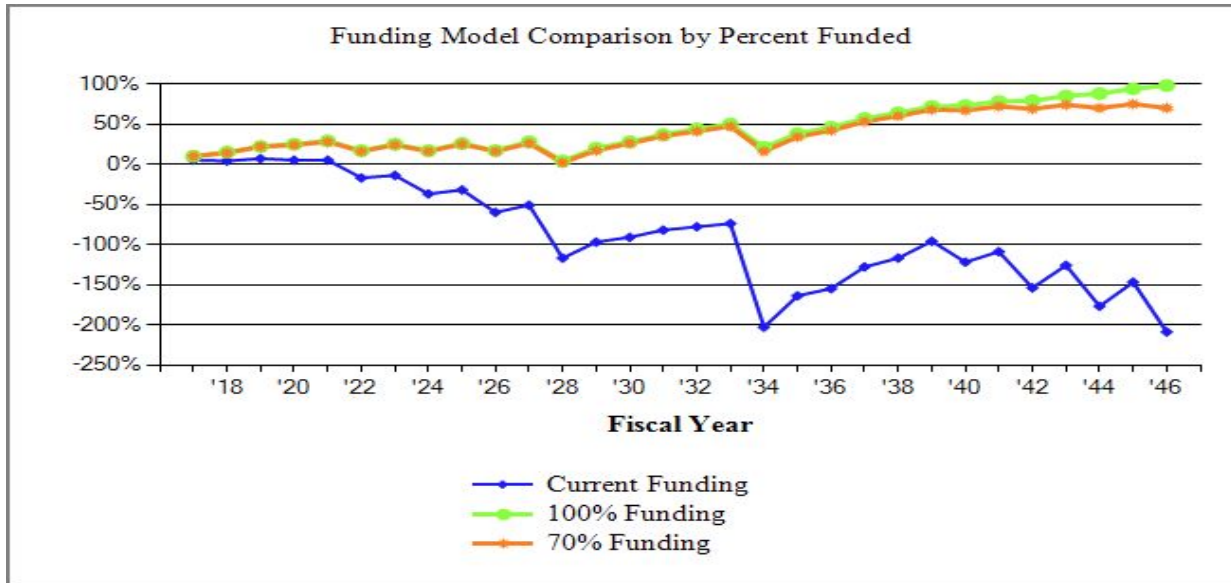
Amendments were made to accurately reflect roof snow removal, motion to accept by Sharon, second by Jerry. Minutes accepted

Annual Meeting Minutes were reviewed, Denise Lohness motioned to approve, second Jon Lovitt

President's Report:

- **Concrete Contract Update: Work is complete, folks seem happy with results, came in under budget at approx. \$38,000 (\$40,000 was budgeted from reserves) Board was happy with contractor, Byron Miller construction**
- **Project Updates:**
 - **Gutters: We are looking at bids for gutters on the garages in front of bldg. 1. We are still negotiating with Canyon Gutters on fixing leaks on gutters previously installed.**
 - **Parking: Group discussed concerns that continue to arise. Suggested to get tags for owners. Difficulty with enforcement. Tom will count and see if possibility of getting a couple more spots, in some of the rocked area.**

- Sharon motioned that we get 48 parking cards for each unit and notepad with reminder notes; Rod Flannigan seconded; suggested to indicate the condo unit #. Motion carried unanimously
 - Asphalt Repairs: Guy who gave us best bid retired, working on more bids. We need to remove weeds, will need to continue getting bids to do cracks repaired and seal.
 - Insulation: Looking into insulation for bldg. 1; hoping to mitigate the ice dams.
 - Snow Removal Bids: Shawn Bruegger was selected by Board to do our snow removal for next year. He is on Board of Trustees for town, lives nearby, accepted our contract. His company does remodels, and landscaping and will transition to snow removal in the winter. He has experience with Driveways, roofs. Shared that he would need to use lift and ropes/harnesses to shovel if necessary. Questions were asked about cost/communication. Shawn will invoice every Friday, rates are quotes in contract. Shawn answered questions from owners about shoveling roofs.
 - Landscaping Contract - Had to hire Neils Lunsford for landscaping, weren't able to secure any other vendors. We reduced the schedule on mowing to every 3-4 weeks to try to reduce costs. Mariann asked about clean up weekend. Will designate a weekend for a clean up on August 5th at 10:00 am.
 - Roof Inspections - Tom shared a report he just received from Roofing Inspection company. Board will be reviewing it, and determine repairs needed, will also consult about shoveling recommendations
- Reserves Analysis, Dues Increase



Treasurer Report:

- **Operating Budget Balance:**
- **Reserves Budget Balance:** Discussed need for more financial oversight and Treasurer’s position. Mariann will meet with Tim Day HOA CPA or other independent party with Tom to discuss five year cash flow statement for operating expenses and reserves.
- **Billing Dates, Quarterly Reserves Transfers**
- **Approved Budgets:**
 - [2017 Operating Budget \(Ratified 5/13/17\)](#)
 - [2017 Reserves Budget \(Ratified 5/13/17\)](#)

New Business:

- **Board Elections:**
- Tom motioned Dawn being voted in as Secretary as she was interim. Second by Ken, Motion carried unanimously
- Tom motioned that Mariann was nominated as Treasurer contingent on meeting with independent consultant to help with cash flow; seconded by Ken; Motion carried
- Tom and Sharon will continue in current positions
- Tom motioned that Jerry and Kevin continue as member at large; second Sharon; motion carried

New Business:

- **Richard in 102 shared complaint that cable is weakening/poor signal transmission. Wants board oversight as cable runs through other units. Tom and Kevin will consult with Cable company Comcast to see what the issue**

Meeting adjourned at: Joe motioned we adjourn; second by Sharon , meeting adjourned at 12:57

Next Board Meeting: TBD

Purpose:

Location:

Electronic access: (515)604-9862 Access Code: 443208

