

Grandview Villas - HOA Board Meeting Agenda
May 24, 2018 - 6:30 pm MST
On-Line Remote Meeting

Call to order: Sharon called to order at: 6:38pm MST

Attendees:

- **Board Members:** Sharon Kissell, Dawn Dobson, Mariann Babuska
- **Owners Present:** Colin Steward, Bill Bruton, Greg Brown,
- **Owners Remote:** Brad & Tammy Niederman, Michelle “Sage” Bradley, Jerry Wexler, Jan Bruton, Will O’Donnell, Randy Babuska, Elisa Kuriyagawa, Diane Harris, Joe Kissell
- **Proxy:**
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Reading of Minutes: [5/6/18 GVVillas HOA Budget Meeting Minutes](#)

- **Amendments:** None
- **Motion to Accept:** Diane Motioned to accept, Bill B. second, approved as read.

President’s Report:

- **Update on Board Personnel Changes:** Board asked for resignation of our at large Board Member. Dawn made a motion that in the best interest of the association and owners, we recommend the owners vote to remove our remaining At Large Board Member without cause. Greg Brown second. One owner stated that there was plenty of cause, another asked if the board member responded to the request to step down, and wanted to know why the member was asked to step down. Sharon explained that it was confidential personnel matter. Motion carried unanimously, no abstentions or nay votes.
- **Sharon status of projects for summer:**
 - **Asphalt Contract** - Sharon has talked to Blair about asphalt contract, will proceed when night weather is warmer, We will spray cracks now and again prior to day he completes the work.
 - **Staining Process** - Marty will give us at least 2 weeks notice so we can notify owners. He is also waiting for warmer night time temps.

Will, Jan and Tom also worked with him to get screens for bird repellent.

- Landscaping Contract - Sharon spoke with Lunceford and he will stop by to see if he needs to get it mowed, if so he will try to get it done. Will O. volunteered to be his contact going forward. Dawn Motioned to continue our contract with Lunceford on a 3 week schedule, Colin second. No discussion, motion carried unanimously.
- Mulching Project - Lunceford quoted 10-13 yds. Bark mulch @ \$60.00/yd, total of \$945.10. Brad shared that his boys will volunteer to help spread it on a weekend. Will cautioned about putting it in a way that blocks drainage on the inside corner of Building 1. Will schedule for the weekend of June 1-2. Donations were offered to cover a lunch for workers.

Treasurer's Report:

- **Account Balances as of :**
 - **Operating: as of 4/30/18 = \$15,379.48**
 - **Reserves: as of 4/24/18 = \$47,801.18**
 - **Sharon just got an update from Meg with the current Aging report, she will be sending out delinquent letters to a total of four, the board will be pursuing a lien on one property that is several quarters overdue**
 - **Mariann has not yet received the profit and loss statement for this month. We should also get a Budget to Actual report for 1st quarter. Sharon will follow up with them.**

- **Dues Increase Reminder to owners will go into effect for third quarter billing which will come out in July. New Dues will \$550.00/Quarter**

New Business:

- **Car Wash - Noise Mitigation. Elisa has worked on a noise ordinance proposal for Town Hall. She would like to have the collaboration and support of the Association. This is based on the concerns with the car wash noise and light issues. She originally reached out to the owners, but got minimal response, and then they put it up for sale. She did some research and found a great model from Durango. Feels that this would be a good move for the city/county and aligns with the current plans for growth**

in G. Lake. The Durango proposal also has a clear chart that shows decibel, levels that are accepted and what exceeds acceptable levels. Feels that the city and fire department have done a great job of trying to minimize noise. Several members shared their support, Elisa would like to submit this [Noise Ordinance Proposal](#) to Town Hall ASAP, with association approval. Joe motioned that the Noise Ordinance be put forward with the support of the Homeowner's association, Colin Second. Motion carried unanimously.

- **Lights, Electrician:** Discussed the lights that are out, need to purchase 5 more to replace all that are currently out. There are 42 other lights that will eventually need replacement. Discussed ordering 6 more and having them all replaced, Dawn will order and schedule Grand Lake Electric. Randy likes the lighting by garages, wants all replaced.
- **Building Numbers:** Colin shared that the building numbers and unit numbers aren't visible. Colin would like to have unit numbers reflective on the face of the buildings/units. He will talk to Grand County Wildfire Council. Discussed the possibility of dropping our Building 1,2,3 designations and just going with 203, 205, 207. The reflective signage is like highway signs green with white hi-vis text. He will also ask about grants.
- Diane is having a garage door person out tomorrow, if anyone need it they can see him, let her know. (Kissell #39, Niederman, Dobson#13)
- **By-laws changes;** we would like to have a work session to draft them and get owner input, so we can send to lawyer to draft for proposal at the annual meeting. June 24th
- **Annual Meeting:** Scheduled Annual Meeting for July 21st
- **Weed Control:** Mariann and Randy will apply this weekend in the cracks of asphalt. Dawn purchased a propane torch to burn weeds before application of mulch.

Meeting Adjourned at: Dawn Motion to adjourn at 8:04pm, Sharon seconded, Meeting adjourned

