

Grandview Villas - HOA Budget/Policy Adoption Meeting Agenda

February 2, 2019 @10:00 am MST

Grand Lake Center

Dial-up Access#: (515) 604-9862 Access Code: 443208

Call to order: Meeting called to order by Dawn Dobson @ 10:07 AM MST

Attendees:

- **Board Members:** Joe Kissell, Krystal Constenius, Terri Nelson, Dawn Dobson
- **Owners Present:** Dan Nelson 106, Sharon Kissell 202, Robbie Muck 116, Elisa K..... 108, Cindy and Terry Aldredge 105
- **Remote Participants:** Randy & Mariann Babuska 112, Brad & Tammy Niederman 308, Denice Thode 305, Brad Kupfer 310, Bill Kloppenstein 309,
- **Vote by Proxy:** Lovitt - 203; Flanagan 201; Grundler 215, Brown - 107; Boesche- 210, Lohness - 315; Simpson - 316; Harris - 302; Martinez - 301, Bruton 110,

Reading of Minutes: Secretary: [1/17/2019 GVVillas Board Meeting](#)

- **Amendments:** none 2018 Financials were received and link added on 1/23/19
- **Motion to Accept:** Joe Kissell S: Terry Nelson Minutes Accepted

President's Report:

- **Project Update: Snow Removal, ice dams** - Estimate from Shawn Bruegger approved and warmer weather is helping conditions. Timeframe: Hopefully done next weekend weather permitting.
- **Cintas Fire Suppression, completed 1/31/19, now barrel tests at -43 degrees, Final invoice was for \$1674.65, Capital Reserves expense orig. Estimate was \$2800.00** -
- **Lighting Update** - Would like to order from amazon soon. Estimate \$3000 from 2019 reserves to complete update.
 - Motion to purchase and install remainder of the LED Lighting: Joe Kissell S: Krystal Constenius Vote: Motion Carried unanimously.

- **Hot Edge Repairs** - circuit out in 203 blowing breaker creating ice dam. Advocating for nominal fee due to continued problems with the same circuit. Review if building code requires screw guards. This repair could need to be on hold until it thaws.

Treasurer's Report:

- **Account Balances as of :**

- **Operating:** \$26,065.76 as of = 2/2/19
- **Reserves:** \$78,714.01 as of = 2/2/19
- **Aging Report:**
- **[2018 Financials](#)** - Discussion on some line items and how the new bookkeeper will improve our 2019 financial management.
- **[Capital Reserves Expenditures '17-'19](#)**
- **[GV Villas CAP Reserves Long Term Replacement Plan](#)**
- **[2019 Budget Proposal](#)** - To help keep budget and cashflow on the same page, in 2019 dues are going up in April instead of July, and would like to see 2020 dues go up in January instead of July. 2018 HOA Dues of \$103,920 reflects both funds for cap reserves and home owner dues.
- **2019 Reserves Expenditures Plan:**

■ Complete Heat Tape	5,000.00
■ Complete Grade Repairs	3,000.00
■ Upgrade Insulation	7,000.00
■ Complete LED Lights Upgrade	3,000.00
■ Recharge Fire-Suppression	2,800.00 (1674.65, 1/31/19)
TOTAL	20,800.00
Surplus from 2018 =	<u>(7,000.00)</u>
Net Reserves Spending	13,800.00

Motion to pass the Proposed 2019 Budget: Elisa K S: Sharon Kissell

Discussion: Snow Removal budget: Have we budgeted enough money? Discussion agreed that we had.

Vote: Motion carried unanimously.

New Business:

- **Responsible Governance Policies Hearing:** Each owner shall have the opportunity to share their thoughts, suggestions, concerns about the proposed Governance Policies. Board will then vote on adoption. As per our current governing document, the Board held open hearing on the Policies for owner comment. Proxy comments were shared as well.

- [ADOPTION of POLICIES](#)
- [BOARD CONFLICTS of INTERESTS](#)
- [COLLECTION POLICY](#)
- [CONDUCT OF MEETINGS](#)
- [COVENANT ENFORCEMENT](#)
- [DISPUTE WITH OWNER](#)
- [INSPECT AND COPY RECORDS](#)
- [INVESTMENT OF RESERVES](#)
- [RESERVES STUDY](#)

Summary of Owner Comments:

- Board was commended for moving forward on this and getting them updated
 - One owner thought 24% interest served as a better deterrent for delinquencies
 - Board Discussed 18% interest on delinquencies as it was suggested by Bookkeeper as being standard
 - No objections were shared
- **After each owner in attendance was given time to comment, Board discussed revisions to collections and amended to reflect 18% interest for delinquencies and will change from Tom Bruton President to Dawn Dobson President, him to her, and year from 2018 to 2019.**
 - **Motion from Joe to Adopt, Second by Terri. Responsible Governance Policies with the above amendments was approved for Adoption unanimously.**
 - **Revised Rules and Regulations Hearing: Each owner shall have the opportunity to share their thoughts, suggestions, and concerns about the proposed Rules and Regulations policies. Board will then vote on adoption. Open Hearing for owners was held, each owner was called upon to comment, proxy/email comments were also included in summary below**

- [GV Villas Proposed Rules & Regulations 2/2/19](#)
- **Comments:**
 - 3 night minimum should be changed to 2 nights most weekend stays will only want 2 nights.
 - 2 nights is more in line with industry standard.
 - 3 nights better because of demands on those that need to police the property are less with fewer groups coming and going, and isn't outside of norm.
 - Suggestion for Additional fee to HOA for Short Term Rentals and keep 2 night min.
 - 2 vs 3 nights: Value of property is higher with a lower requirement
 - Max occupancy - No regulations already in place.
 - #3 - Snow machines concerns, Snow activities, and ability to ride snowmobiles on town roads are main reason people come here and there is more at play here for why asphalt gets damaged. Could require wheels and skins when in parking lot. asphalt vs concrete.
 - Could mitigate with time constraint - such as no machines running after midnight or match with stated quiet hours.
 - How to advertise for sale on ground level that has tall fence?
 - 6 vs 8 occupancy - 8 people usually require 2 vehicles.
- **Board discussed owner feedback on snow machines, nightly minimums, quiet hours for snow machines, and maximum occupancy. Revisions were made to those policies as follows:**
 - **3 night minimum changed to 2**
 - **Snow machines may not park in lot, quiet hours apply, owners responsible for damages caused to surfaces**
 - **Occupancy was changed from 8 to 6**
- **Motion to accept Rules and Regs as revised: Joe Kissel S. Terry Carried unanimously.**
- **Xfinity Survey Results Discussion**
 - **Most respondents interested in some type of package, 23% not interested in any package. Board decided to table for future discussion, will not pursue until we have more people on board.**

Meeting Adjourned: Motion: Joe Second: Sharon Adjourned at: 12:33 pm