

Grandview Villas - HOA Annual Meeting Agenda
July 13, 2019 - 9:00 am MST
Grand Lake Center - (Old Elementary School)
Dial-up Access#: (515) 604-9862 Access Code: 443208

Call to order: Dawn called meeting to order at 9:00 AM

Attendees:

- **Board Members:** Dawn Dobson, Krystal Constenius, Joe Kissel, Terri Nelson,
- **Owners:** Jim Greener, Ann Kinley, Bill Kloppenstein, Elisa Kuriyagawa, Mariann Condon, Ken & Cynthia Martinez, Sharon Kissell, Dan Nelson, Chauncey Klingensmith, Ernie Bjorkman, Jim & Chas Greener, Gary & Debra Simpson, Paul & Dot Downing?
- **Proxy Votes(owner/designated proxy):** Lovitt, Lohness, Copithorn

Reading of Minutes:

[2018 Annual Meeting Minutes](#) M: Ernie S: Terry Passed Unanimously

[5.15.19 Board Meeting Minutes](#) M: Sharon S: Elisa Passed Unanimously

President's Report: Dawn

- **Work completed/in progress:**
 - **By-Laws/Rules updated**
 - **New Landscape Contract with Cold Springs**
 - **Snow Removal Base Camp Update**
 - **As the owners of Base Camp have moved out of state, GVV needs to line up snow removal for this winter. Board members are to look for bids. Krystal will ask the Fire Department about helping with snow removal in winter, and Town Hall about running the sweeper through our parking lot in the summer.**
 - **Suggestion was made for full time residents to have a presence at Town Hall meetings. Ernie offered to attend more Town Hall meetings.**
 - **Railings, Bird Nests, Gary Watson/Shawn Murphy**
 - **Gary Watson is no longer an option. Shawn Murphy has done some work fixing railings and fence, and sweeping.**
 - **The birds have become more resourceful, pulling off vent covers and building nests under the wiring.**

- Idea was brought up to build a maintenance crew made up of homeowners from each building.
- Lighting upgrades
 - Lighting units have been purchased and are 3 weeks out for installation with Grand Lake Electric.
 - Comment was made to check the breaker for the garage lights because of sparking that has been observed with the tripped breaker.
- Spring Clean up
- Rain Barrel install
 - Rain Barrels are next on purchase list. GVV will budget for more rain barrels for 2020. Randy will look into other landscaping water solutions.
- Heat Cable Install
 - Heat cable needs to be installed in downspouts by roofing company.
- Insulation install
 - \$7,000/year for 3 years for insulation
 - Comment made for homeowners with boilers to check the boiler drain that it's hose or pipe drains directly into the hole and that the drain is sealed properly and to remove styrofoam from vents in the summer.
- Grade Repairs
 - The contracted business for completing the grade repairs is no longer available (Base Camp). GVV has no new contacts for contractors available for this kind of work. Bids are needed.
 - Additional concrete repairs may be needed.
 - Comment made that fixing concrete patios is owner responsibility, but the HOA may help look for group costs.
- On Line System to process paperwork for sales
 - Surveys for sales is no longer a manual entry system.
- Recent Sales: Unit 201 Closed on 6.4.2019
- WIFI Report
 - Not enough owner buy-in puts the group Wi-Fi option permanently on hold.

Treasurer's Report: Joe Kissell

- Account Balances as of

- **Operating: 9427.17**
- **Reserves: 110421.24**

- **Budget to Actual: January through May: Actual: 28311.28 v.s. Budget: 31889.07 = +\$3577.79**
- **Recommendation on Dues: Dues are set to rise in January**
- **Questions/Discussion**
 - **Add LT Replacement Plan (reserves analysis) to website and minutes**

**Board Member Nominations/Elections: Vacancies: Vice President, Treasurer
Nominations:**

Treasurer: Agenda Item Removed, Not necessary, Joe will remain

Vice- President: Ernie Bjorkman Nominated/Volunteered

Kloppenstein M: Dawn S: Sharon Passed unanimously

Committees:

Finance: Chair Joe, Dawn

Maintenance: Chair: Will, Randy, Dawn,

Architectural Committee: Chair: Terri, Sharon, Dawn, Sandia

Directory Committee: Chair: Krystal, Terri

Schedule New Board Organizational Meeting: Owners and Board agreed to waive notice for initial board member meeting. Meeting was scheduled for 11:45 am.

Motion to Adjourn: M:Krystal, S: Sharon

Meeting Adjourned at 11:30 AM