

Grandview Villas - HOA Board Meeting Minutes

5.16.19 @7:00 pm MST

Location - Remote

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

Call to order: Meeting called to order by 7:04pm @ MST

Attendees:

- **Board Members: Dawn Dobson, Joe Kissell, Terri Nelson**
- **Owners Present: Randy Babuska, Elisa Kuriyagawa**
- **Remote Participants:**
- **Vote by Proxy:**

Norms: Honor agenda and avoid circling back, if new items place on agenda at start of meeting

Reading of Minutes: Secretary: [4.17.19 Board Meeting Minutes](#)

- **Amendments: None**
- **Motion to Accept: Terri, Second: Joe**

President's Report:

- **Project Update:**
 - **Swallow Nests/Screens - Gary Watson, knocked down nests \$90.00**
 - **Charges \$30.00 hrly rate for Handyman work/services, Licensed/Insured. Joe Motion, Randy second to have Gary Watson complete the install of the swallow screens at the hrly rate of \$30.00. Motion carried unanimously**
 - **Railing Repairs - Had two bids over 1,000 per stairwell,; further examination revealed that center posts were loose and requires two lag bolts be tightened, which would be significantly less than quoted in the bids which involved putting lag bolts on all spindles. Do need to replace one rail on 203 that needs to be replaced. Gary Watson said he would do the tightening and rail repair for his hourly rate of \$30.00. Terri Motioned to have Gary Watson do the rail maintenance at \$30.00/hour. Randy Second; Motion carried unanimously**
 - **Landscaping Bids:**

- ['19 Lunceford Maint. Bid,](#)
 - ['19 Cold Springs Maint. Bid](#)
 - Joe motion to award Maintenance Bid to Cold Springs; Randy Second; Motion carried unanimously
 - Spring Clean up Beds/Sweep Lot - Cold Springs \$2,000-\$2,500; this exceeds our budget, Parking lot needs to be swept, sand is covering. Randy Motion: To contract with Gary Watson not to exceed \$400.00 to first sweep and use remaining time to rake and weed beds. Second, Terri; Motion Carried Unanimously
 - Dumpster Update - Padlock? We are getting a lot of dumping, will put padlock on large bar, give key to Trash Co.
 - Dryer Vent Cleanout: will need to discuss clean out; one unit had a blockage and had to be cleaned out; cost \$150.00; need to decide if we want metal or vinyl covers. Will table and discuss later.
 - Lights: Dawn will be ordering, and will get Grand Lake electric to schedule installs
 - Grade Work 205; Shawn can't do the project, getting more bids
- Sales:
 - Unit 313 Closed on 4.22.19
 - Architectural Review Committee Requests:
 - Bruton, Unit 110 Decorative Fencing - Committee Approved 4.12.19
 - Condon, Unit 103 BackYard Fence - Pending Application completion with Specs including fire code setback, committee will require Shadow Fencing.
 - Reminder to all owners that areas outside of concrete pad are common interest and access, also fire code requires open access around perimeter of building. Fences may not be enclosed, suggest small wire temp. fence or use of leads for dogs.

Treasurer's Report:

- Account Balances as of : 5.16.19
 - Operating: as of = \$ 32,647.00
 - Reserves: as of = \$ 86,964.34 Will Transfer 12,600.00 into reserves for first quarter dues.
 - Aging Report: Still have the continued outstanding account - Final Demand letter was sent, collections will be executed if no response if

received by May 31st as per resolution passed on 4.17.19; a couple owners who pre-paid did not include the increase, couple others still owe late fees; were contacted by Account Manager;

- Profit & Loss: As of March, Budget was \$11,988.00; current expenditures \$9334.46 We are under budget at this point

New Business:

- **Social/Barbecue/Clean up** - discussed having it in mid-June instead of Memorial Day as too many conflicts; a lot of new owners, requests for social activities to meet neighbors and contact list. Discussed and decided to hold it June 15th, Association will pay for Burgers, dogs, desert, water/soda - potluck for side dishes. Will ask Krystal to contact High School to volunteer.
- **Rain Barrel/Planting Project** - Terri researched run about \$95-100.00, need brass valve, will need adaptors to run from downspouts. Wayfare, Lowes, and Home Depot were about \$100.00, may need adaptor kits Terri motioned to buy Rain Barrels, Randy Second; Motion Carried, Also discussed purchasing plantings for berms. Joe Motion to Spend up to \$300.00; Second Randy; Motion Carried
- **Noise Ordinance** - Elisa has been working with the new owners (Brian Belize) and town on the noise mitigation. She suggested garage doors, he was more open to building a sound barrier on the boundary of the property. Encourages owners to reach out and connect with the owners, and establish positive connections with them, and support for mitigation. Elisa also presented to town Trustees about the lack of a noise ordinance. They were more open to her latest presentation about measuring with decibels. Others are coming forward with concerns about noise in town from construction, snowmobiles, bands. etc..
- **Maintenance Committee:** Randy and Will submitted a List of Tools Requests. Randy felt the hand tools (rakes, brooms, shovels, wheel barrel etc) were the priority. With new maintenance company we may not need the power tools (mower, edger). Recommends that we maybe do get a weedwacker, and blower. May need to wait and see how the new company does. Optimistic that the new company. Entertained Motion buy 1 addition broom for each landing without one, 2 shovels, 4 rakes (3 leaf rakes, 1 steel tined rake), new wheel barrel (heavy duty/durable), 3 large metal dustpan per building. Joe motioned, Terri Second; Motion carried

Meeting Adjourned: Motion: Joe Second: Terri Adjourned at: 8:52 pm