

Grandview Villas - HOA Board Meeting Agenda

8.15.2019 @ 6pm MST

Location: Remote

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

Call to order: Meeting called to order by Dawn Dobson @ 6:02 MST

Attendees:

- **Board Members: Dawn Dobson, Terri Nelson, Ernie Bjorkman, Joe Kissell, Krystal Constenius**
- **Owners Present: Maryann**
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes: [July HOA Meeting Minutes](#) *need proxy vote info*

- **Amendments: fixed inaccuracies on attendance on document**
- **Motion to Accept: held until annual meeting 2020**

Reading of Minutes: [7.13.19 New Board Organizational Meeting](#)

- **Amendments:**
- **Motion to Accept: Dawn S: Joe Motion passed, minutes accepted**

President's Report:

- **Rain Barrels - Barrels are in and will build platforms and redirect downspouts. May need to hire a person to further extend downspouts.**
- **Bird Mitigation - Jack Avant removed several sparrow nests from south side of building, one returned and had to be removed again, vent was secured. Gave us an estimate of \$125. per vent**
- **Heat Tape - Dawn met with Bill from Roofing Co. He came with a proposal for the additional two 18' of zigzag heat tape, and three downspouts with extensions. Would requires 2 additional circuits. We have a 110 that he recommends we upgrade 220 for gutters/downspouts, and then add another 220 to cover the additional zigzag. He will submit an official bid, Dawn would like to hold a phone/text vote to approve funds for it, so we can get on schedule before winter.**

- **Parking - Gradually seeing more and more people at the condos not adhering to the parking policy. Discussion ensued on how to educate owners and renters and how to enforce policy. Ideas include sending letters and emails to owners and property management companies, beginning to fine repeat offenders, using “Oops Slips” and sending photos of the vehicle for documentation, posting signs at entrances stating Grandview Villas Parking Only. For immediate action, Dawn will send email to all owners reminding of the policy, make oops slips, and draft signs for entrances.**
- **Short Term Rentals - Ernie worked with Town Hall to get public info request completed. There are 7 units with STR permits and one unit not in compliance. Dawn has been following up with owners of those units, sent an email thanking owners for their compliance and asking for local emergency contact and an email to the one not in compliance asking to fix the issue within 30 days.**
- **Snow Removal - Hard time finding a contract for snow removal for this winter. Will connected with Kyle, Never Summer Excavation, who will give us a quote for snow removal, no hand shoveling. James with a handyman company met with Will and Dawn, he has his own insurance and will do our hand shoveling and odd jobs for \$35 per hour. Board is in favor of moving forward getting official quotes from these two individuals.**
 - **Motion to offer a contract to James ___ for hand shoveling walkways and dumpster areas, apply sand to all walkways and icy areas in the lot, when there is a 2 inch accumulation of snow. James will provide his own insurance and W-9 information and monthly invoicing.**
 - **M: Joe S:Terri Motion carried unanimously.**
 - **James will assist on a project by project basis on some outstanding facility needs, working with Dawn, Will and Joe as a trial run to potentially become our on-call handyman.**
- **Tree Removal - done. Thanks to Bill and Will for taking care of the fallen aspens.**
- **Door/Deck Paint/Staining - Email from owner asking why we didn't paint the door and window frames, HOA will provide paint to any owner who requests it to ensure quality control but the task itself falls on the homeowner.**
- **Gutter Damages - vehicle backed into a gutter and ripped downspout off gutter and damaged fascia on garage last week. HOA will need to get this repaired from our maintenance budget.**
- **Handyman Services - See snow removal line**

Treasurer's Report:

- **Account Balances as of : 8.15**
 - **Operating: as of = \$ 23171.18**
 - **Reserves: as of = \$ 110451.12**
 - **Aging Report: 1 unit is behind, Heidi is managing the payment plan.**
 - **Profit & Loss: Budget income: \$24,111.50 Jan through June:
\$28,555.76**
- **Trash Company Contract - contract up in February 2020. They said to call in December to be set up with new contract. Increase cannot exceed 3.5% per current contract. Maximum monthly cost \$310.50 for 2 pick ups per week. Joe to confirm change to 1x per week after Labor Day.**
- **Snow Removal Contract - Joe stresses that we have no contract for snow removal for the rest of this year. In an attempt to get more bids Delong, Lundsford, Cabin Works, Dewey (formerly of Base Camp), and Golden Eagle Snow Removal were contacted. They all either did not do snow removal, or would not service Grand Lake. HOA waiting on a bid from Never Summer Excavation.**

New Business:

- **Insurance Policy Review \$763.00 annual increase. \$190.00 per quarter increase, approx \$4.00 per unit per quarter increase.**
 - **Motion to continue insurance policy with American Family Insurance with increased premiums totaling \$14,859 per year - M:Joe S:Terri
Motion Carried Unanimously**
- **Handyman - See Snow Removal item in the President's Report.**

Meeting Adjourned: Motion: Joe Second: Krystal Adjourned at: 8:16pm