

Grandview Villas - HOA Board Meeting Minutes

10.25.19 6:00 PM MST

Remote

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

**Call to order: Meeting called to order by Dawn Dobson @ 6:05pm
MST**

Attendees:

- **Board Members:** Dawn Dobson, Joe Kissell, Krystal Steward,
- **Owners Present:**
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes: Secretary: [9.19.19 HOA Board Meeting Minutes](#)

- **Amendments:** None
- **Motion to Accept:** Joe S: Krystal. Minutes accepted

President's Report:

- **Project Updates:**
 - **Roof Repair:** Repairs started on roof repair, downspouts, and heat cable. Job is still incomplete. Crew should return to finish the job on Tuesday. Krystal to check that heat cable is installed in the new downspout before paying.
 - **Heat Cable** - partially installed, see above.
 - **Vents/Bird Mitigation** - This is still a work in progress. Dawn ordered as many vents as she could and they are getting installed. Approx. 44 more to be ordered. Board agrees to the expense. There have been bird nests, wasp nests and dead birds in the vents. Dawn to send another email out the owners to stop feeding the birds and possibly look at fining owners found feeding birds for the removal of dead bird from vents.
 - **Rock Repair** - James completed repairs of rock on building and to continue to monitor new damage.
 - **Insulation blocks for vents** - Will and James to manage this.

- **Fire Suppression Inspection - Inspection passed with no issues documented. Awaiting final report. Krystal to add report to website.**
- **Insurance - Insurance renewed in September with the increases in premium previously discussed at board meetings in affect. New policy needs to be added to the website. Dawn will email document to Krystal and Krystal will add it and the discussion page to the website.**
- **Quarterly Newsletter - expect 4-5% increase in dues in January so that our increase in dues align with our fiscal year. 2020 Operating budget will need the increase to cover trash, insurance, electricity from heat cable and other inflation costs.**
- **Other Updates - 2 Units for sale: 216 and 207.**

Treasurer's Report:

- **Account Balances as of : 10.25.19**
 - **Operating: as of = \$17,941.85**
 - **Reserves: as of = \$121,266.15**
 - **4th qtr dues deposit to be moved closer to the budget meeting to give us the most accurate numbers**
 - **Aging Report: Everything is current, with 1 exception.**
 - **Joe motioned to go to executive session to discuss aging report. Krystal seconds. Board moves to executive session at 6:43 pm**
 - **Board returns from executive session at: 6:54 pm**
 - **In executive session Board discussed delinquency on the aging summary. Upon re-adjournment of general meeting president entertained the motion to proceed with final demand notice to be issued by account manager. Krystal motions S: Joe; Motion carried unanimously.**
 - **Profit & Loss:**
 - **Budget income: \$38,616.58 Actual Income: \$40,843.74**
 - **Discussion ensued regarding the maintenance budget and ongoing projects. Buildings and Garages Maintenance: Budget of \$5000.00 and 2019 expenses of \$2150.23. Grounds Maintenance: 2019 expenses of \$2463.73 Dawn to ask account manager about this expense.**

New Business:

- **Stray Cat - local cat has owner but wanders neighborhood it is antagonizing GVV pets, causing disruption and causing property damage. Board will send notice to the owner asking them to restrict their pets to their property to avoid GVV enlisting the help of animal control.**
- **2020 Budget - expecting a draft from the account manager. Budget Committee Workshop meeting tentatively scheduled for November 16th at 11:00 am location TBD, remote access available upon request. Please email GVVillas@gmail.com for information.**
- **Annual Budget Ratification Meeting tentatively scheduled for December 14th at the Grand Lake Fire Station 9:00am.**
- **Krystal to post meeting and workshop notices online.**
- **Cap Reserves - Shed to store tools, paperwork, maintenance and groundskeeping supplies.**

Meeting Adjourned: Motion: Joe Second: Krystal Adjourned at: 7:49PM