

Grandview Villas - HOA Board Meeting Agenda

11/21/2019 6:30 pm MST

Location: Remote

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

Call to order: Meeting called to order by Dawn Dobson @ 6:31MST

Attendees:

- **Board Members:** Dawn Dobson, Joe Kissel, Krystal Steward, Ernie B, Terri
- **Owners Present:**
- **Remote Participants:** Maryann, Deb Kupford, Colin Steward, Elisa Kuriyagawa
- **Vote by Proxy:**

Reading of Minutes: Secretary: [10.25.19 Board Agenda GVVillas](#)

- **Amendments:**
- **Motion to Accept: Ernie, S: Joe Approved by all**

President's Report:

- **Board Composition - Account manager noticed that Krystal Steward is not on the deed for the unit and thus is not an owner as per our bylaws. Our attorney clarified that she can serve as an officer but would not be considered a Director, thus unable to vote. Asking Krystal to stay as an officer of Secretary instead of voting board directors. President would like to have a discussion on changing by-laws removing the requirement to have directors be owners. Joe Motions to Direct to attorney to redraft the bylaw to include that the board of directors may include owners, spouses, significant others and common law etc. or other person who has a legal or fiduciary responsibility. No renters. Second Ernie. Motion carried unanimously.**
- **Snow/Ice Mitigation - Weather and ground temperatures resulted in 6 inches of ice in some areas of the parking lot. Thank you to all the owners who have helped remove the ice. Owners, please remember to add sand to icy areas and be cautious when walking in the parking lot.**

- **Roof Repairs and Heat Cable** - heat cable finished, gutters and downspouts fixed. Additional costs for 203 leak repair. Grand lake Electrical to repair the area that is not operating.
- **Insurance** - Our policy doesn't include Crime and Theft insurance for contractors or property managers and it has affected a buyer being able to get a loan. This new policy has been included in our insurance for 2020.
- **Sales:** 214 went on market week of 11/18, 216 should close week of 11/25, 206 closing to be determined, 207 listed by owner in Nov.

Secretary's Report:

- **Website Update (Krystal)** All updates are done to date.
- **Newsletter (Krystal)** - going to hand off to Dawn and Sue Bjorkman
- **Cat issue** - has been resolved with no letter required

Treasurer's Report:

- **Account Balances as of :**
 - **Operating:** \$21,301.01 as of = 11.21.19
 - **Reserves:** \$121,301.04 as of = 11.21.19
 - **Aging Report:** All accounts up to date save for the one account pending. The account that was sent to collection was resolved with payment in full.
 - **Profit & Loss: Jan-Oct:**
 - **Actual Income** = \$65,077.98
 - **Budgeted Income** = \$61,785.40
 - **Net Income** = \$3,292.58
- **Budget Review**
 - **[2020 Budget Proposal \(Draft\)](#)**
 - Received budget draft from account manager. Finance committee reviewed and made appropriate changes.
 - Upon approval the board will submit the budget to owners for ratification.
 - Board would like to ratify budget by Dec. 14th
 - **[2020 Long Term Replacement Plan \(Draft\)](#)**
 - Ernie moved to accept the budget proposal as presented and send to the owners for ratification. Terri seconds. Motion Carries Unanimously.
 - **Schedule 2020 Budget Ratification meeting for Sunday December 15th at 9:00 am at Grand Lake Fire Station 201 W Portal Rd.**

- **Note; Due to availability and need for attorney input, meeting was re-scheduled for 12/29/2019 at 6:30 pm via Remote Access**

New Business:

- **Short Term Rentals - Ernie, Town is concerned about short term rentals and discussing how to address issues. First issue is the need for Fire Inspection twice a year, question being who pays for the inspection? Possible implementation of a moratorium on new permits for a few months to allow time for Trustees to come up with policies. Realtors want the town to decide so they can inform potential buyers; Currently, about 10% of residences in town are used as Rentals, this is a hardship on local hotels and lodges; considering a lodging tax on STR's.**
- **We need to continue to monitor our permits, and get copies of permits and contact person.**
- **Town has a hotline that HOA's can report violators and the Town will follow up with the owner/contact.**
- **Town also has a new manager.**

Meeting Adjourned: Motion: Terri Second: Ernie Adjourned at: 8:35 pm