

Grandview Villas - HOA Board Meeting Minutes
May 21 2020 6:30pm MST
Location - Remote
Dial-up Access#: (515) 604-9862 Access Code: 443208

Call to order: Meeting called to order by Dawn @ 6:32pm MST

Attendees:

- **Board Members:** Krystal Steward, Dawn Dobson, Ernie Bjorkman, Joe Kissel, Terri Nelson
- **Owners Present:** Colin Steward ,Dennise Lohness, Randy Babuska, Will Odonnell, Ed and Dawn Downing
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes: [April Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Ernie S:Terri Minutes accepted as presented

President's Report:

- **Garage Repair 2 to be repaired, Last on N. End hit by plow this winter. Bryant working on that- framing, trim work, waiting on special order of rock. Shed Placement**
- **Maintenance Contract Update**
- **Garage Door Replacement -Neiderman garage unit - door replacement is a different color and wrong panel configuration. Board special ordered panel that matches and it should be here the 26th or 27th. Ordered almond color and getting a custom match of door color to match others from Wiley's. All costs invoiced to Neiderman's.**
- **Sheet Rock on unit XXX James took out sheet rock to let it dry and the work should be completed soon.**
- **Stain Bids- Name. guaranteed for full year, from front range, \$35405.50 to stain all of 205 and decks from 203. Their schedule is first come first serve while waiting on multiple projects to commit and it could be as early as June. Name 2 - \$65,000 local, included sanding of decks first. Out of**

budget. The group that does Yacht club property is coming next week to give another bid. Our budget is \$19,000 for this project. Dawn proposed we table this topic until we get another bid with the possibility of doing a phone vote. Discussion on cost and budget. In 2018 the smaller building of the three cost \$18,000 to complete. Dawn thanks Will for all his time on this project. Discussion tabled pending another bid

- Rain barrels / gutters - Tabled
- Shed - 10x10 Multiple bids, 3-4ft easement between buildings with minimal work to land, Site by dumpsters is very wet and needs considerable work done - excavate, fill with rock, pour 8" slab in front of dumpster (already in plans to do this) and put a drainage area. Could use french drain or concrete pan which would take less excavation. Not including pouring of concrete, it is \$9300 to build shed with stone facade. Closer to \$8300 without stone. If change to concrete faux cedar siding, could be closer to \$7200, which is close to the cost of a Tuff Shed, but better quality construction.
 - Concrete/excavation costs for area by dumpster are extensive. \$6,000-\$8000.
 - Lowest Cost \$9300
 - Between two buildings - \$2200 for concrete +\$200 short order fee.
 - Budgeted \$5,000
 - Homeowner Concern with placement between buildings:
 - Common walkway area
 - Blocked by vehicles
 - Noise
 - Not conducive to congregating for yard work in that area.
 - Utility placement
 - Concern on getting power to the shed.
 - Affecting sell-ability of nearby condos.
 - Dumpster area is more of a service area than between condos
 - In the interest of long-term investment, owner input, and budget constraints, the board is considering the near-dumpster space and waiting to receive the third bid for staining to see what will remain available in the capital improvements budget. Then possibly moving forward in two phases. Phase 1 to be completed in 2020 to do concrete and excavation near dumpster, fixing the dumpsters slab and area in front of the slab and space for shed. Then completing phase 2 of building the shed in 2021.

Treasurer's Report:

- **Account Balances as of 5.20 :**
 - **Operating: = \$ 26,816.93**
 - **Reserves: = \$143,705.86**
 - **Aging Report: All accounts caught up**
 - **Profit & Loss:**
 - **Total expenses 1st qtr \$17,593.38 budgeted and \$16058.55 actual. Under budget \$1,534.83**
 - **Net Income 1st qtr \$11,296.62 budget and \$12,937.42 Net post. \$1640.80**
 - **Trash Contract: still confusion on their end on what is happening with our contract. New 2x per week schedule planned to start on Memorial Day weekend.**
 - **Dues to be transferred May/June.**

New Business:

- **COVID-19 update - STR open May 27th. Safer at Home order still in place. Grand County submitted a variance, but no response from the State yet. Marina has a soft opening this weekend.**
- **Board Nominees - President, Treasurer and at large member all ending their board positions. The Vice President's condo is currently for sale.**
 - **Dawn is willing to stay on another year if a VP is recruited that is willing to be president next year. Have had some interest. Krystal is interested in moving to treasurer since she has a background in that type of work.**

Meeting Adjourned: Motion:Ernie Second: Joe Adjourned at: 8:09pm