

Grandview Villas - HOA Board Meeting Minutes

Thursday, 6/18/2020 - 6:30pm MST

Location - Remote

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

Call to order: Meeting called to order by President Dobson @6:30pm MST

Attendees:

- Board Members: Dawn Dobson, Joe Kissel, Krystal Steward, Terri Nelson
- Owners Present: Adeline, Randy Babuska,
- Remote Participants: All
- Vote by Proxy: None

Reading of Minutes:

- Secretary: [GVV 5.21.2020 Board Meeting Minutes](#)
 - Amendments: none
- Motion to Accept: Joe S:Terri Minutes Accepted

President's Report:

- STR's- Board is trying to keep owners in the loop on the everchanging updates from the state and county. Most owners are adhering to the rules very well. Thank you to everyone who has been helpful in this endeavor. Please remember, and remember to tell your STR management and renters that there is a 6-person max occupancy and littering with cigarette butts or beer cans is disrespectful and prohibited. We do have high risk individuals here that we need to be respectful of. Board to do a records request with town for STR licenses in our condo complex and create an email list of STR rental contacts.
- Stain Bids - 3 bids for contract.
 - Pitkin Log Home Restoration \$65,000
 - Certapro \$35,405
 - Color Image Painting \$5600 (decks203) +\$29,400(building 205) = \$35,000
 - Comes with 3 year warranty and local recommendations and no subcontracting. 2 coats all backrolled.

- Dawn recommends flipping 2020 (\$19,000 that was probably slated for garages) and 2022 (\$28,491 building 205) staining budgets to better balance the long term budget. Dawn also recommends moving costs of re-staining decks back to the owners when the decks are not on the building scheduled for staining, but it will be covered if the building during the regularly scheduled building restaining. The HOA agrees that they will continue to supply the stain and door paint to the owners. Savings from other areas in the maintenance budget will help to offset the extra costs. Joe to talk to Heidi about if it is better to “swap budgets” or to just go over budget this year.
- Randy would like to note that when the discussion for cement replacement come up that it should include
- Krystal motions to award the building 205 staining bid to Color Image Painting for \$29,400 S: Joe. Motion Carries Unanimously
- Garage door Replacement Garage doors color is no longer available. Special order door was delayed by being damaged in shipping and James Ellis will do the painting. Owners will cover costs. Heidi is collecting receipts and will send an assessment to them.
- Garage door repairs (2) - Repairs in process. Replacement rock has been ordered.
- Lawnmower/gas blower purchase - HOA has a gas blower, gas trimmer and push mower took about 5 hours. This saved the HOA from purchasing a new riding lawn mower.
- Fire pit timber repair - Purchased new timers to repair the fire pit square, under \$100.
- Rain barrel update - progress in continuing
- 303 Ice Dam Repairs- inspected and done
- Trash Contract (Joe) - Joe drove to business and HOA now has a 3 year contract with no increases. Started on 2/week pick up through labor day.

Treasurer's Report:

- Account Balances as of :
 - Operating: as of 6.17 = \$ 9,807.26
 - Reserves: as of = \$158,148.58
 - Aging Report: Board received the report. There are a few people behind and have been sent late notices. Due to standing COVID-19 motion we have rescinded late fees. Joe to follow up with Heidi. Dawn to send an email to the owners that are behind to remind them

of the resolution and that it is on their initiative to contact Heidi regarding financial difficulties

- **Profit & Loss:**
- **Total expenses: under budget \$2,529.24**
- **Net Income: +\$2647.18**

New Business:

- **Schedule Annual Meeting - Meeting will be remote. Scheduled for July 25th. Krystal to draft agenda for Annual meeting and will be sent to Heidi for physical mailing.**
- **Board Vacancies - Need to recruit nominees for annual meeting. Received notice from Ernie that he is resigning as of the 6.18.2020; Terri and Joe will not be continuing for new terms. Krystal agrees to accept nomination for Treasurer, Dawn agrees to accept nomination to continue as President for one year, with agreement that another owner join the board with the intention of taking over as President in a year.**
- **Sales - 216 sold in January, 107 closes next week.**
- **Dirtworks to get a full truck of mulch. Krystal will call.**
- **Thanks to Joe and Terri for serving on the board. Joe will continue to serve on the finance committee and Terri will continue to serve on the architect review committee.**

Meeting Adjourned: Motion: Joe Second: Terri Adjourned at: 7:50pm