

Grandview Villas - HOA Board Meeting Minutes
8.20.2020 @ 6:30pm MST
Location: [Remote Via Zoom](#)

Call to order: Meeting called to order by Dawn @ 6:41 MST

Attendees:

- **Board Members:** Dawn Dobson, Rip Copithorn, Lauren Klopfenstein, Krystal Steward, Denise Lohness
- **Owners Present:** Richard Landry, Randy Babuska, Bruce Speake, Ed Downing, Elisa Kuriyagawa, Mariann Babuska
- **Vote by Proxy:**

Reading of Minutes: [7.25.2020 New Board Member Meeting Minutes](#)

- **Secretary:** Lauren Klopfenstein
 - **Amendments:**
- **Motion to Accept:** Rip Copithorn 2nd by Krystal Steward

President's Report:

- **Fire Restrictions, updates:** Grand County only has 1 fire. Because of fire restrictions in our county our fire pit is closed. Smoking cigarettes, cigars, pipes are banned as well. Krystal said the Governor issued a state-wide fire ban that is more strict than the county ban.
- **Stain update:** Staining of building 205 is complete. Buildings match!
- **Stain bids for 2021:** Dawn is getting a few bids including the one that just completed the staining.
- **Parking:** Too many cars are being parked in our lot. Please use the parking pass. One car per unit. We will place a "oops" on cars that are not following the rules.
- **Landscape Improvements - Mulch, weed block, pruning, rock:** The place is looking awesome thanks to so many volunteers. There is a bit of rock left, would love to have a few more volunteers. Our handy man is back and has mowed and stained the timbers along the sidewalks.
- **Roof Repairs -** Looking at finding someone to look at our Hot Edge

- **STR's:** A few homeowners are having trouble with overnight renters, they feel the renters are not following the rules of the bylaws. They have seen many violations like fireworks in the courtyard, not enough time between the rentals, people waiting in the parking lot for the cleaning crew to leave, more than 6 people staying in units, too much noise and partying. Renters not following COVID rules. Some fear of confronting the renters. Damage to a garage of one of the rental units. Suggesting huge fines to the owners to gain some control. Maybe limiting the number of guests visiting the renters. At the time of the complaint, a homeowner suggested that the HOA calls the owner and lets them know to immediately contact the renters to get control of the situation. Dawn read our overnight rental rules. Dawn reached out to our attorney and asked what we should do. She said, it is a sticky situation. She suggested that the HOA should not get in the middle of it and we stick to our policies that are in align with the county. A few homeowners suggested adding cameras to stop the "he said, she said". Krystal is going to look into the occupation rules from the fire department for STR inspection, they may require a max amount of people in the units, she will get back to us. Discussion continues about what is the board's responsibility. A few homeowners want stiff fines - we have to follow what our policy says in the bylaws. Dawn will call a tip line to find out more info about where the complaints go. How do we enforce 6 people in a unit? We will revisit this at our next meeting.
- **Rain Barrels** - Tabled for another meeting
- **Sales:** 308 on Market, under contract, 106 on Market

Treasurer's Report:

- **Account Balances as of : 8.17.2020**
 - **Operating:** as of = \$ 27,590.28
 - **Reserves:** as of = \$128,835.18
 - **Aging Report:** Same as last meeting, bookkeeper has not provided
 - **Profit & Loss:** Same as last meeting, bookkeeper has not provided

New Business:

- **Kuriyagawa - Car Wash Request** - Homeowner would like the HOA to draft a letter to the owner to post the town's noise ordinance in hopes that it will deter people from washing their cars at all hours. Board approved.

- **Dobson - Basement Inspections - Another leak in our basement, Dawn found some water and possible mold spores. She would like to get someone out to look at the basement to make sure we don't need a mold mitigation and have someone check on the leaks. Krystal moved to have Rocky Mtn Catastrophe assess and inspect basements in 107,108,109,110 Rip second, Board approved.**
- **Landry - Damages from Sprinkler leaks. Lauren motions and Krystal seconds**
- **Landry - Windows, GLFD - requesting the HOA will ask the fire department to get blinds on their windows on the first floor for homeowner privacy.**
- **Member at large Denise Lohness is selling her unit and would like to resign, President accepts Denise's resignation. Krystal moved to appoint Ed Downing to replace her as of 8.31.2020. Lauren seconds. Motion carries.**

With no objection president Adjourned at: 8:44