

Grandview Villas - HOA Board Meeting Minutes

9.17.2020 @ 6:30pm MST

Location: [9.17.2020 ZOOM Invite](#)

Please use this link to join meeting -other link in email crashed!!

Call to order: Meeting called to order by Dawn @ 6:40MST

Attendees:

- Board Members: Dawn Dobson, Rip Copithorn, Lauren Klopfenstein, Krystal Steward, Paul Downing
- Owners Present: Mark Winkler, Sheila Brody, Adeline Brackett, Ed Downing, Randy Babuska, Deborah Kupfer,
- Vote by Proxy:

Reading of Minutes: [8.20.2020 GVV Board Minutes](#)

- Secretary: Lauren Klopfenstein
 - Amendments: *President's Report, Fire Restrictions should read that the County restrictions are stricter than State; County has a smoking ban.*
- Motion to Accept: Lauren Klopfenstein and 2nd by Rip Copithorn. President accepts.

President's Report:

- Landscaping - 18 yards of mulch and 12 tons of rock were distributed. Thank you to all volunteers, you made it look great. We need a bit more rock. Bryant moved the rock from one spot to another, saved us. There is still some money left for shrubs and trees, if we can't find any we will buy them in the spring. In front of 205 Sage and Michael will remove 2 dead aspens. Fire Dept gave us a few yards of mulch to use behind the garages. Krystal asked if we should make a \$200 donation to the fire department. Rip Copithorn motions to donate and Lauren Klopfenstein 2nds. Motion carries with 1 abstention.
- Carpet damage 102 - 4ft x 4ft stain, carpet will have to be replaced, cost will be covered by the HOA. Motion by Rip Copithorn, Krystal Steward 2nds, motion carries unanimously.

- **Grade Repairs - We will ask Bryant to fix the slope on the corner to push the drainage away from the building, money is in the budget.**
- **Boiler damages from 308 - Rip Copithorn VP - damage to floors in 308, closet and floors in unit 208, may have to pull the boiler, tile damage, ceiling and walls in the hallways and utility closet in 108. There was water damage, we have filed a claim with the insurance company, adjuster will come out 24-48 hours. Property was to close on Friday but has been delayed. Bylaws state that the owners carry insurance and pay the deductible. We won't have all the information until all the mitigation is done to know what the total expense is. Depending on what the insurance company will cover will depend on what the owner of 308 will have to pay. May have to have the lawyer involved. The board passed an email resolution to file an insurance claim on September 16, motion passed 4 in favor and 1 abstention.**
- **STR Email, compliance requirements - more complaints about STR so a letter was sent to all homeowners reminding the owners of the rental units of the forms we need and in the letter were deadlines as to when the forms are due.**
- **Request for Tree Mitigation 111 - Some confusion about what the owner is looking for, will turn it over to the architecture committee.**
- **Water stain 112 - Came from the unit above because the window was left open and rain got in. Dawn asked Wayne, the water mitigation guy, to inspect it.**
- **Snow Removal Contract - Bryant Liles, Native Home Services - got a quote for \$110 per hour, \$10 more than last year. He did a great job and we would like to have him back. Motion to accept his bid by Lauren Klopfenstein 2nd by Rip Copithorn, motion carries unanimously.**
- **Snow Hand Shovel Contract - James - We have a verbal and will supply a written quote**
- **Budget/Finance Committee Planning for Budget Proposal - Budget Committee - Dawn Dobson, Krystal Steward, Joe Kissel and Ed Downing will meet at the end of October.**
- **Sales:**
 - **106 closed 9/14/2020**
 - **308 scheduled to close 9/24/2020**
 - **315 pending**

- **Water Mitigation 108, 109 - flooding from the road, Dawn chatted with the town, they promised to work on the ditch which will help prevent further flooding.**
 - low grade on North Side
 - flooding from South Side
 - leaking sink drain (108) - owner will be responsible for tile, carpet, flooring but if caused by maintenance or installation error, might change who is responsible to pay, will need more information.
 - boiler leak (308) - see notes above
 - floor drain (109) - pipes were not hooked up properly, years of leaking, grout missing caused water damage to floor, will need information from the insurance company.
 - Estimates: C.A.N.D.H. Mitigation - *Did not receive written estimates*
Noah's Flood Mitigation - *Written estimates were submitted to insurance.*

Treasurer's Report: Motion to revise our bank account/signature access to include Dawn Dobson, Krystal Steward, Lauren Klopfenstin and CMC Robert Blay and remove Joe Kissel. Include a debit card be issued to Krystal Steward and continue to be issued to Dawn Dobson. Ed motioned, Rip 2nd, motion carried unanimously.

- **Account Balances as of : 7/31/2020**
 - Operating: as of = \$ 23,339.02
 - Reserves: as of = \$ 143,535.18
 - Aging Report: All accounts are current and paid up
 - Profit & Loss: \$31,416.37 actual expenses, \$35,953.65 budget
 -

New Business:

- **Architectural Review Request for Fence, and Patio Enclosure - Wants to extend the fence, architecture review committee will look to see what is best, stop the fence beyond the tree or before the tree. Motion to send 106's review request to the Architectural Committee, Krystal motions, Rip 2nd, motion passes unanimously.**

With no objection president Adjourned by Dawn at 8:29pm.