

**Grandview Villas - HOA Budget Ratification/By Law Hearing- Meeting
December 19, 2019 @ 6:30 pm MST
Dial-up Access#: (515) 604-9862 Access Code: 443208**

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

Attendees:

- **Board Members: Ernie Bjorkman, Dawn Dobson, Joe Kissell, Krystal Steward - Terri Nelson via Proxy**
- **Owners Present: Elisa Kuriyagawa, Bill Klopenstein,**
- **Vote by Proxy: Bradley, Klopfenstein, Lohness, Simpson, Nelson, O'Donnell, Salinas, Bruton, Greener**

Reading of Minutes: Secretary: [11.21.19 GVV Board Meeting Minutes](#)

- **Amendments: Changed the date for the budget ratification meeting to 12.19.2019 at 6:30pm**
- **Motion to Accept: Joe S: Ernie Passes unanimously**

President's Report:

- **By-Law Amendment Hearing: [12.19.2019 Bylaw Amendment re: Spousal Owners](#)**
- **Board will hold a hearing for owners to provide comments and feedback on a proposed change to current By-laws requiring that Board Members be owners. This amendment proposes that current By-laws be amended to designate spouses and common law spouses as owners, thus eligible to serve as Directors on the Board. We have found that the current By-laws exclude spouses if they are not represented on the deed from participating as a voting member of the Board of Directors.**
- **At 6:38pm the hearing is called to order.**
 - **All owners present commented in favor of the amendment**
 - **Ernie moves that the bylaw amendment be approved as drafted and be included in our governing documents. S: Joe**
 - **The board votes unanimously in favor and the amendment is adopted.**

- **Project Update:**
 - **Heat Cable** - project is completed and operational \$5292 is the final invoice. Electrical invoice 2904.09. Roughly \$3000 over budget due to necessary electrical upgrade from 110 to the 220 which allows for longer cables. Discussion on 2018 and 2019 Budgets and Long Term Replacement Plan.
 - **Snow/Ice Removal**- Ongoing winter project that takes many hands to take care of. First snow plow bill of \$1000. Maintenance invoices for shoveling have been reasonable.
 - **Roof Repairs** - Roofing company had to remove a large section of shingles around vent about unit 304 due to a faulty original install. Significant chance of more vents having similar issues since all the vents on that building were installed the same way. Total cost \$2304.65 plus \$280 for roof shoveling.

- **Sales Info:**
 - 214 went on market week of 11/18
 - 216 should have closed week of 11/25
 - 206 closing to be determined
 - 207 listed by owner in Nov. - Sign was removed Unsure if on the market

Treasurer's Report:

- **Account Balances as of :**
 - **Operating:** as of today = \$11,065.16 after transfer
 - **Reserves:** as of today = \$129,103.65 Reserves target: \$119,689.00
 - Discussion on reserve projects and if we are on target with our project completion. President commented on completed, new, and tabled projects and ways we saved money. The next biggest project is insulation.
 - **Aging Report:** Current as of 11/21/19 Full payment was received from owners prior to going to collections.
 - **Profit & Loss:** As of 11/30/19 = Budgeted: \$57,747.86 Actual: \$54,783.29 Net income \$2,964.57

- **Budget Proposal -**
 - [2020 Budget Proposal](#) for Owner Ratification
 - Board presented the budget to the Owners then opened up the floor to questions and comments.

- Krystal Motions to ratify the 2020 budget as presented. S: Ernie
- All Owners and Board members and Proxy votes were unanimously in favor. The 2020 budget is ratified.
- [2020 Long Term Replacement Plan - Capital Reserves](#)

New Business:

- **Maintenance Contract:** President asks for approval from the Board to work with Georgia to draft a contract for Mr. Ellis to work 4 hrs. /month on building and grounds maintenance@ \$40/hour. Joe Moves to approve S: Ernie. Motion carried unanimously
- Joe to Call Heidi at CMC tomorrow on getting the notice out to all owners on the change in dues. Dawn will email owners
- Board to cancel the January meeting and reconvene for the February meeting on 02/20/20.
- Krystal to update web site with bylaw amendment and any other changes required.

Meeting Adjourned: Motion: Ernie Second: Krystal Adjourned at: 7:46pm