

Grandview Villas - HOA Board Meeting Minutes

2.18.21 @ 6:30pm MST

Location: [Remote Via Zoom](#)

Call to order: Meeting called to order by Dawn Dobson @ 6:45 MST

Attendees:

- **Board Members:** Krystal Steward, Dawn Dobson, Lauren Klopfenstein, Rip Copithorn, Ed Downing
- **Owners Present:** Brad and Deb Kupfer, Ann and Kelsey Kinley, Randy Babuska, Mark Winkler, Sheila Brody, Joe Kissell, Raquel Salinas
- **Remote Participants:** None
- **Vote by Proxy:** None

Reading of Minutes: [1.21.2021 Budget Ratification Meeting Minutes](#)

- **Secretary:** Lauren Klopfenstein
 - **Amendments:** None
- **Motion to Accept:** Rip Copithorn motioned, Krystal Steward second, Dawn accepted the minutes.

President's Report:

- **Roof Shoveling Bldg 203:** We have had quite a bit of snow, a company came and shoveled the corners of the roof about 6" in depth.
- **Bid for carpet Unit 102 - Carpet Exchange** gave a bid of \$989.10, \$160 was a trip charge. Dawn asked for a bid from Home Depot, we will wait and compare all 3. Homeowner wants to replace the carpet with a hardwood floor, whatever the lowest bid, we will give that amount to the homeowner. Brad is going to reach out Bill Sautter for a quote and Dawn will reach out to Grand Construction.
- **Vent Repairs 308:** Rip is working with Grand Lake Plumbing. They fixed the pipe that was leaking, while he was there repairing the pipe he noticed that another pipe was leaking as well, this fix requires some roof work, they are working on getting us a quote. We would like to get on their calendar as they are very busy.

- **Smoke Damage Claim 116:** Krystal has been working with our insurance company and the owners. Sent ServPro bid to our insurance company to evaluate what would be covered. \$8023.90 is what we are responsible for, our deductible is \$5000. Our insurance company has sent the check to ServPro for the \$8023.90. Waiting to see if the homeowner's insurance will cover any of our deductible.
- **Garage Damage #20:** The snowplow truck slid and ran into #20. Bryant will take care of the cost of the repair.
- **Sales:** 308 Closing 2/19/2021
- **203 Staining Bids:** Received 1 bid and will finalize the 2nd bid, hope to vote on one of them, hire them and get on their schedule for the summer.
- **Randy is working on getting one more bid for the insulation to be done this summer.**
- **Is a baby included in the limit of 6 people per STR - The board will check into what the industry standard is county wide. This will be added to the agenda next month.**

Treasurer's Report:

- **Account Balances**
 - **Operating:** as of 2.17.21 \$32,387.66
 - **Reserves:** as of 2.17.21 \$157,884.96
 - **Aging Report:** as of 1.31.21 current
 - **Profit & Loss:** For 1.31.21 under budget by \$750

New Business:

- **STR issue:** There is some frustration with people not handling their trash and getting the trash bags into the big trash bin. Talking about getting security cameras to hang by the big trash bin. Dawn will send an email to all homeowners reminding them about the side door on the big trash bin and to pick up their dog poop.
- **The town of Grand Lake is working on a master plan for the land they own around our buildings.**

Next Meeting - March 18, 6:30pm

Dawn entertained a motion to adjourn. Motioned by Ed Downing Second by Krystal Steward. Adjourned at 8:28pm