

**Grandview Villas - HOA Board Meeting Agenda
4.15.2021@ 6:30pm MST**

Location: [Remote via ZOOM - Recurring Monthly Link](#)

Call to order: Meeting called to order by Dawn Dobson @ 6:33 MST

Attendees:

- **Board Members:** Rip Copithorn, Krystal Steward, Ed Downing, Dawn Dobson
- **Owners:** Colin Steward, Deb and Brad Kupford, Ken and Cynthia Martinez

Reading of Minutes:

- **Secretary:** [3.18.2021 GVV Board Minutes](#)
 - **Amendments:**
- **Motion to Accept:** Rip Copithorn motions to accept, seconded by Dawn Dobson, minutes accepted unanimously.

President's Report:

- **Plumbing Inspection Bids:** [GLP Inspection Bids](#) - option to join standard service partner service, see attachment. Individual units can sign up for this program. Also reviewed the bid for HOA building inspections.
 - **Motion by Ed Downing** to send a notice to all the owners of the service partnership program. Seconded by Krystal Steward. Discussion ensued regarding the qualification and training of Grand Lake Plumbing. Called to vote, motion was carried unanimously.
 - **Krystal motioned** to hire Grand Lake Plumbing to inspect attic and crawl spaces for all three buildings as indicated in the attached bid. Seconded by Rip Copithorn. Motion carried unanimously.
- **Gutter and Property Damage** - vehicle has backed into gutter at 207. After multiple incidents of property damage, the board is considering investing in security cameras. Ed Downing is directed to research options. Dawn considers pricing out steel poles for areas of concern and talking to the Town of Grand Lake regarding the damage to the property from Pay as You Throw users backing into the grass area and creating ruts.

- **Staining Bid - [Stain Bid CIP](#) - second bid is no longer valid. Board reviewed the bid from Color Image Painting Rip Copithorn motioned to accept the bid from Color Image Painting. Ed Downing seconded. Motion carried unanimously**
- **Owner Letter to Board - Owner sent letter to the board regarding the ice dams on the roofs asking for renewed efforts to solve this issue. Board discusses the concerns of malfunctioning of the hot edge over the last 3 years and the number of different attempts by a number of different companies to fix the issue but none of the repairs has fixed the problem completely. Rip has suggested contacting Turner Morris in Silverthorne on a suggestion from Winter Park Resort. Discussed 3 prong approaches of fixing heat tape, increasing insulation, and shoveling the roof.**
- **Carpet Replacement Opportunity -Bill from Carpet Direct is offering a condo carpet replacement opportunity for units to do a bulk set of carpets at one time. Estimates approx \$2,500 and \$3,500 for the whole project. Aiming for June or July for scheduling.**

Treasurer's Report: [Public Financial Statements Feb 2021](#)

- **Account Balances as of : 4.15.2021**
 - **Operating: as of = \$ 7,252.90**
 - **Reserves: as of = \$ 174,054.47 (includes 1st Quarter Reserves Allocation)**
 - **Aging Report: as of 2.28.2021 3 units 1-31 days past; summary of \$525 outstanding**
 - **Profit & Loss: \$**
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New Business:

- **Flooding/concrete in front of 109/110 - freeze melt cycle resulted in water at the doors of these two units. Collin and Krystal put sandbags across the walkway to stop the water. Will need to have the snow removed from beneath the stairwells.**
- **Public Input: Patios - discussed differences between front patios and back patios. Concern over liability. Board will have our maintenance person inspect the integrity of the rails and posts.**
- **Public Input: Maintenance area-the building 3 parking area is becoming a maintenance area. The trash outside of the area wants it pushed back into the space - reasoning is the soft spot in the concrete that the truck gets stuck in. The trash company cannot put the trash can back farther. Fixing**

**the concrete is a part of the bid request for concrete mentioned above.
Also concerned regarding parking and snow removal in that same area and
losing parking spaces with the snow storage.**

**Meeting Adjourned: Motion: Rip Copithorn Second: Ed Downing Adjourned at:
8:26**