

Grandview Villas - HOA Board Meeting Minutes

May 20, 2021 @ 6:30pm MST

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

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

Attendees:

- **Board Members:** Rip Copithorn, Krystal Steward, Ed Downing, Dawn Dobson, Lauren Klopfenstein
- **Owners Present:** Bruce Speake, Jennie Heinenemann, Deb Kupfer,
- **Remote Participants:** All remote
- **Vote by Proxy:**

Reading of Minutes:

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Rip Copithorn S:Ed Downing. Minutes Accepted.

President's Report:

- **Stain Schedule - 50% Deposit Paid, Scheduled weeks of June 14th & 21st**
- **The President discusses the option of having a specific time on the agenda for public comment at the beginning. Board is in favor and general consensus is that a limited time for public comment is in favor.**
 - **Motion by Krystal Steward to restructure the agenda to include a public comment section as the first item of business before the reading of minutes, with a maximum time limit per person of 5 minutes. Seconded by Ed Downing. Motion Carries Unanimously.**
- **Tree issues - Owner request. Bruce Speake presents. Unit 311. Discussed trees obstructing the unit's view of the mountains, thus being detrimental to their potential property value. The arborist from Top Leaf Tree Service commented that companies won't top trees for you, because of the stress on the tree, but also noted that the tall aspen trees may become a maintenance issue (dropping leaves on roof and decks, branches scraping decks and side of building etc.). The board considers a way to strategically prune the aspen trees to preserve the view and the life of the tree. Tabled**

for next month's agenda so Dawn, Bruce, Ed, and James can discuss options. Dawn will run this project by the landscaping committee.

- **Concrete Bid - emailed to Board Members-We would like to get on the schedule for this summer for concrete work from K&R Concrete, Will is working on another bid. We will schedule a special board meeting to approve one or both bids within the next 2 weeks.**
- **Carpet Group Buy - Deadline 5.25.2021, will use PLATS for measurements**
- **Grand Lake Plumbing Group Membership**
- **Garage door repairs - Door has been ordered**
- **102 Carpet Settlement - owner accepted settlement, check has been issued**
- **Warm Store Fireplace Maintenance**
- **Heat Tape Repair - An electrician is coming out to troubleshoot it next week.**
- **Attic/Basement Inspection-only found 1 issue in an attic, a 4" pipe was completely detached, the plumber will come out as soon as possible to fix it. A complete report will come next week.**
- **STR Files - Dawn will create a Google file containing all rental documents.**
- **Camera update - Ed has done some research and found one that might work for us. They will be purchased and tested before we make a final commitment. Rip motioned that we purchase 2 cameras Goowls Security cameras not to exceed \$100, Lauren 2nd this motion. Motion carries unanimously.**

Treasurer's Report:

- **Account Balances as of 5/20/2021**
 - **Operating: = \$ 27,201.95**
 - **Reserves: = \$ 157,204.55**
 - **Aging Report: All items on aging report showing "current" total amount on aging report is \$4,775.00**
 - **Profit & Loss:**
 - **April's Operating Income: \$13,440.56**
 - **April's Operating Expenses \$3,107.10**
 - **Net Income \$10,333.10**
 - **No Reserve Expenses in April**

New Business:

- **Adding Community Comments to Agenda Format - the board passed a resolution to include owner participation/comment at the beginning of the meeting with a 5 minute limit per unit.**
- **Consider Rescinding COVID waivers for Late fees - Ed Downing made a motion to rescind the COVID waivers for late fees and finance charges effective 3rd quarter, Lauren 2nd, motion carries unanimously**
- **Schedule Annual Meeting for July - July 10, 10am, in person and remote access.**
- **Board Vacancies: Looking for a new president, Dawn has served almost 5 years and needs to step down. The job is so much easier now than a few years ago because of the hard work Dawn has done. She is willing to support the new president.**
- **Next meeting June 17, 2021**

Meeting Adjourned: Motion: Rip Second: Lauren Adjourned at: 8:10