

## Grandview Villas - HOA Annual Meeting Minutes

July 10, 2021 - 10:00 am MST

In Person Location - Grand Lake Center

(Rotary Room)

[Remote Access - Zoom](#)

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**Call to order: at 10:14am by Dawn Dobson**

### **Attendees:**

- **Board Members:** Dawn Dobson, Krystal Steward, Lauren Klopfenstein, Ed Downing(remote), Rip Copithorn (remote)
- **Owners Present:** Jim Greener, Sheila Brody, Mark Winkler, Raquel Salinas, Bill Klopfenstein, Bill and Sandia Bruton, Scott Stransky, Hailey Pash
- **Owners Remote:** Randy Babuska, Will O'Donnell, Ann and Kelsey Kinley
- **Proxy Votes(owner/designated proxy):** Brad & Debra Kupfer (Rip Copithorn), Joe & Sharon Kissell (Dawn Dobson), Diane Harris (Dawn Dobson), Gary & Debra Simpson (Krystal Steward), Dan & Delma Apodaca (Dawn Dobson)

**Proof of Notification:** President Dobson - USPS 6/21/2021; emailed 6/21/2021

- **Introductions:** Each Unit Owner introduces themselves, shares unit number, any personal info.

**Reading of Minutes:** Secretary Klopfenstein

- [2021 Annual Meeting Minutes](#)
- **Amendments:**
- **Motion to Accept: M: Bill Klopfenstein      S: Scott Pash**  
Carries Unanimously

**President's Report:**

- **Work completed/in progress:**
  - **Staining Bldg. 203 - Completed in 1 week by Carmen Meza, very pleased with outcome. Dawn commented on how invaluable it is to have relationships with local, reliable businesses.**
  - **Concrete Installs:**
    - **Shed, Trash Area; K&R Concrete 8" concrete slab will be poured in the trash area, for the shed they are pouring a nice slab to make it more stable**

- **Entry to units 109/110:** This project uses a different company as K&R Concrete company was not comfortable with the engineering needs of that space. Bryon Miller did technical concrete work at building 203 previously and is comfortable fitting this project in this fall. Bring the sidewalk out and connect the new pan to the existing pan in the parking lot.
  - **Insulation Install** - we have a vendor, because of the fire we are waiting to get on his schedule. Making strategic decisions on which units to insulate based on which units have seen ice damming and which units get the most sunlight etc. We think we know what is wrong but if it does not fix our problem, we will get a company out of Silverthorn to come out and fix it.
  - **Plumbing system inspections/maintenance** - 13 Owners who signed up for the discounted program - offer has been extended \$130 annual fee and \$85 Annual system check. Inspections to occur between the 9th and 20th of August.
    - **Board needs to review the inspection of the buildings done by GL Plumbing this summer and prioritize the list of needs. Considering a special workshop. Board strongly suggests owners replace old supply lines to water use items sinks, toilets, washers etc, clean dryer vents, remove the grate from the water boiler drain. These are the owners responsibility, water damage can be very expensive.**
  - **Carpet and Maintenance Community Purchase Options** - We found that the measurement was not quite right, more carpet was ordered and they will be back to finish. If you didn't take advantage of this, Frank and the installer are happy to still offer this program. Dawn will send out an email with his info if you would like to replace your flooring.
  - **Vent/Roof Repairs** - Completed the emergency ones, the board will discuss this as listed above. Roofs will have to be replaced soon.
  - **Heat Tape Repairs** - Aaron is working on replacing the wiring on it.
  - Dawn will send a list of repair people to all homeowners.

**Treasurer's Report: Treasurer Steward**

- **Account Balances as of 07.09.2021**
  - **Operating: \$28,402.66**
  - **Reserves: \$132,945.17**

- **GVVillas Financials - On Target with budget**
  - **Balance Sheet - Assets as of May 31 - \$184,503.97**
  - **Jan-June Budget to Actual - \$16,580**
  - **Coming up on 5 years since reserve analysis was completed. We can hire them to review in 2022 to make sure we are still on track.**

**Board Member Nominations/Elections:**

**Vacancies:**

- **President**
  - **Comments: Praise to President Dobson for her hard work and determination while serving on this board. One owner submitted strong concern for the problems related to self managed properties and pushed for a property management group. Dawn talked on conversations related to property management groups in the past, costs, responsibilities etc.**
    - **Policy enforcement and property maintenance**
    - **Volunteers are needed to spread out the jobs that the current president is handling.**
- **Treasurer - Due to personal demands Krystal needs to resign from the board leaving a vacancy at Treasurer. She is willing to serve as president or in another board position January of 2022.**

**Nominations:**

- **Will O'Donnell President**
- **Mark Winkler Treasurer**

**Additional discussion:**

**Will speaks to the benefits of being self managed. Concerns of investing money into a property manager instead of into the property itself. Volunteer committees of owners would be a more efficient and cost effective solution.**

**Motion to approve slate of officers: Lauren Klopfenstein S: Jim Greener**

**Approved unanimously.**

**Vote to accept Will O'Donnell as president: Approved unanimously**

**Vote to accept Mark Winkler as Treasurer: Approved unanimously**

**New Business:**

- **Re-Consider Group Install of Xfinity - Dish is having issues because of blockage of trees and Century Link internet is getting weaker.**  
**Table for next meeting**
- **Shed Construction- north of dumpster 2022 since**

- **Roof Replacement 2022**
- **Property Management Research committee - Chair by Mark Winkler, volunteers Hailey Pash, Bill Klopfenstein**
- **Repainting Parking Lines**
- **Flow of traffic through “do not enter side” - Dangerous corner when walking. Owners present agree to follow this rule more consistently.**
- **Install vehicle charger, DORA requires this - table for next meeting and add to budget discussion.**
- **Damage from plowing in the entryways to the common area - table for next meeting**
- **Able to get direct deposits for quarterly dues? It was a back issue but our bank has changed hands, not sure what the new bank’s policies are. Look at changing banks.**
- **GV Villas Facebook page needs some help, Dawn said she would manage this. Setup a homeowners group.**

**Committees Participants:**

- **Finance: Chaired by Treasurer Mark Winkler**
  - **Joe Kissell - Member**
  - **Mariann Babuska- Member**
  - **Krystal Steward - Member**
- **Maintenance: Chaired by Vice President Rip Copithorn**
  - **Dawn Dobson- Member**
  - **Randy Babuska - Member**
  - **Will O’Donnell - President**
  - **Bill Klopenstein - Member**
- **Architectural Committee: Chaired by Secretary Lauren Klopenstein**
  - **Sharon Kissell - Member**
  - **Dawn Dobson - Member**
  - **Sandia Bruton - Member**
  - **Ed Downing - Board Member**

**Schedule New Board Organizational Meeting:**

- **Scheduled for : July 10, 12:30pm**

**Motion to Adjourn: M: Krystal Steward S: Scott Dash  
Meeting Adjourned at 12:27pm**