

## Grandview Villas - HOA Board Meeting Minutes

6.17.21@ 6:30pm MST

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

---

**Call to order: Meeting called to order by Dawn @ 6:40 pm MST**

### **Attendees:**

- **Board Members:** Rip Copithorn, Ed Downing, Dawn Dobson, Lauren Klopfenstein
- **Owners Present:** Jennie Heieman, Joe Kissell
- **Remote Participants:**
- **Vote by Proxy:**

### **Reading of Minutes:**

- **Secretary:** [5.20.21 GVVillas HOA Meeting Minutes](#)
  - **Amendments:**
- **Motion to Accept:** Ed, Second Rip - Accepted without amendments

### **Owner Public Comment: (Limit 5 minutes per owner/unit)**

- **Joe Kissell** - wanted to know about Grand Lake Plumbing discount

### **President's Report:**

- **Tree update** - the tops of the three trees by 311 are bushing out due to being topped before. Board discussed concerns about setting precedent in removing trees for views, we would have to approve for everyone and it could be detrimental to the value of the property. Some feel the trees add to the ambiance. Board declined to take any action, Ed Motioned that we do not approve any modification to tree cover. Rip Second. Motion carried unanimously.
- **Stain update** - Contractor is doing a great job, very thorough with cleaning and back brushing. Estimating they will be done Saturday or Monday.
- **Hot Edge Update** - Aaron, inspected the attics, offered to look at the electrical junction boxes to replace gasket and check connections. Rip motioned that we use Aaron to try to fix it. Second Ed. Motion carried unanimously

- **Concrete Bids: Byron Miller - Will , K&R - Rip** motioned to accept the bid for concrete by the dumpster, garage entries, and shed pad. Second: Ed; Motion carried unanimously.
- **Carpet Installs - Five owners** have taken advantage of the bulk discount install prices. We had a problem with measurements coming up short. More carpet will be ordered and they will return to install. Other owners will be using them for hardwood flooring done.
- **Landscaping issue update - The Board** issued a letter to the owner who attempted to level the area behind his unit, asking him to lower the grade by removing the retaining wall down to the lowest board, and place underlayment and rock to avoid erosion. He did not remove the top Board, did have a slight grade. Board suggested we notify him that the repairs did not meet the specifications of the letter sent, and if he wants to wait until winter to see if we get water intrusion then he will need to mitigate the landscape and the basement water damage if this occurs. If this is the case, the Board will have the work done and he will be assessed for the costs.
- **Schedule/Notice for annual Meeting - [2021 Annual Meeting AGENDA](#)**
  - **Location -** Want to do a meeting in person, will offer remote access.
  - **Date: July 10, 2021 Confirm?** Board confirms that July 10th at 10:00
- **Grand Lake Plumbing Maintenance -** Inspection was completed, they are working on final report. The emergency repair on the roof vent was completed the following week. They will get back to us at the end of June with what our discount will be for the bulk discount. Existing memberships will be prorated.

#### **Treasurer's Report:**

- **Account Balances as of : 6/17/2021**
  - **Operating: as of = \$ 26,374.13**
  - **Reserves: as of = \$ 157,252.26**
  - **Aging Report: Not available at Board Meeting**
  - **Profit & Loss: Not available at Board Meeting**

#### **New Business:**

- **Planning Picnic after annual meeting - BYOP**

**Meeting Adjourned: Motion: Rip**  
**Meeting Adjourned at: 7:52 pm**

**Second: Ed**