

Grandview Villas - HOA Board Meeting Minutes

8.19.21 @ 6:30pm MST

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

Call to order: Meeting called to order by Will @ 6:38 PM MST

Attendees:

- Board Members: Rip Copithorn, Will O'Donnell, Mark Winkler
- Owners Present: Dawn Dobson
- Remote Participants:

Reading of Minutes:

- Secretary:
- [6.17.21 HOA Meeting Minutes](#)
 - Amendments: None
- Motion to Accept: Mark, Second Rip - Accepted without amendments

President's Report:

- Bank Signature Approvals
 - Motion to revise our bank account/signature access to add Will O'Donnell (President) and Mark Winkler (Treasurer), retain Robert Blay (CMC), and remove Dawn Dobson (former President), Krystal Steward (former Treasurer), and Lauren Klopfenstein (Secretary). New debit cards to be issued to Will O'Donnell and Mark Winkler and all previously issued debit cards will be deactivated/suspended. Rip motions so. Mark seconds the motion. Motion carries unanimously.
- Dumpster use
 - Update Garbage/dumpster policy, distribute and create dumpster sign.
 - Proposed Rules change for dumpster: "The trash dumpster is solely for the use of owners (and their guests) or renters of Grandview Villas. Occupants should dispose of bags of household trash using the side access door, located on the right side of the dumpster. The dumpster is equipped

with a Bear Bar to prevent entry (prior to its installation bears had been discovered in the container). This bar must remain in place and fastened with the provided hardware. Owners and guests must make their own arrangements for disposal of large items such as furniture, appliances, construction materials, Christmas trees, etc. or hazardous materials (including Ammunition, Fuel, Oil, Paints, Medical waste, Needles, Sharps, Propane tanks, Tires, etc.). For any exceptions, contact the Grandview Villas Board via email GVVillas@gmail.com for assistance. Please do not leave trash bags outside condo units or next to the dumpster. Dumping of trash from other properties by cleaning personnel is strictly prohibited, and could result in report to Sheriff for dumping violation. Owners are encouraged to recycle. Please check the Town of Grand Lake's Recycling Opportunities web page at:

<http://www.townofgrandlake.com/recycling-opportunities.htm> for details. NOTE: The Grey plastic buckets are for sand to mitigate ice only, not for trash.” Motion to approve revised wording by Mark. Seconded by Rip. Motion carries unanimously.

- [GVVillas Revised Rules & Regulations](#)
- Action to Lauren to post revised rules to the website and move old Rules and Regs to the Archive folder on the website.
- Action to Mark to email new rules to all owners.
- Bear bar is now locked. \$25 charge from The Trash Company
- Dumpster will be moved Monday, 23 Aug after trash pickup for ~3 weeks (in front of Unit 116). Will contact owners of garages directly affected and will let all owners know (via email) when the work is happening.
- Board will designate one member to monitor the GVVillas@gmail.com account. Lauren as Secretary is nominated for this duty.
- Grand Lake Plumbing report - Rip
 - Rip mailed a spreadsheet to all board members. Analysis of repairs recommended and further work needed. Action will be to prioritize work to fit our budget. Need to get estimates for additional leakage into foundation/basement work. Rocky Mountain Catastrophe and Noah's Flood are able to come out and provide estimates. However, root cause in at least several

of the units is a drainage/grading issue. Will to contact Byron Miller to provide estimate on some grading work behind 205 (Units 109-110). Similar grading work needs to be done on 203 (Units 101-103). Also looking at additional gutters during roof replacements. We also need Aaron to come out and look at reconnecting/fixing heat tape on both buildings 203 and 205. Will to contact both Byron and Aaron about this work. We will defer work from Grand lake Plumbing for at least another month.

Treasurer's Report:

- **Account Balances as of :**
 - [July Financials](#)
 - **Operating:** as of 08/16/21 = \$ 34,265.91
 - **Reserves:** as of 08/16/21 = \$175,741.19 (includes second quarter dues)
 - **Aging Report:** as of 07/31/21 All items on aging report showing “current” total to \$6075.00
 - **Profit & Loss:**
 - **July's Operating Income:** \$13,921.29
 - **July's Operating Expenses** \$3,158.04
 - **Net Income** \$10,763.25
 - **No Reserve Expenses in July**
- **Discussion about ending the waiver of penalties and finance charges on late payments adopted at 19 Mar 2020 HOA Board meeting:**
 - “Because of the COVID19 crisis, the Board recognizes that owners may experience financial hardship. We request that all who are able please continue to make your quarterly Dues Payments. However, if experiencing financial difficulties due to circumstances related to COVID19, the Board invites you to contact Heidi Ross, our Accountant (Heidi@staywinterpark.com) and make arrangements for a payment plan. The Board agrees to waive penalties and finance charges until this motion is rescinded by the Board.”
 - This was rescinded at the May HOA Board meeting (20 May) and is effective for the 3rd Quarter (01 Jul).

New Business:

- **Insurance Renewal**
 - **Getting a comp bid from Farmers**
- **Update on concrete**
 - **Byron Miller will do sidewalk work in front of 109 and 110 (extend sidewalk to pan in the middle of parking lot - Bella Vista Court.)**
 - **K&R will begin concrete work for dumpster area (to include shed pad) Monday afternoon, 23 Aug. Will has action to send email to all owners.**
- **Group Xfinity install**
 - **Awaiting input from Lauren**
- **Report on Property Management info from committee**
 - **Soda Springs Condo Association is managed by Associa (303-232-9200) 14142 Denver West Parkway, Suite 350 Lakewood, CO 80401**
 - **Shadow Mountain Yacht Club (<https://www.shadowmountainyachtclubhoa.com>)**
 - **Self managed: “The Shadow Mountain Yacht Club HOA is managed by an all-volunteer Board of Managers composed of seven SMYC unit owners. Members of the Board are elected for two-year terms at the SMYC Annual Meeting.”**
 - **Grand Lake Hideaway Condos (12 units at 217 Marina Drive)**
 - **Listed as a Non-profit**
 - **Agent Name: Fran T Agin**
 - **Agent Address: 107 Pine St, Broomfield, CO, 80020, US**
 - **Company Number: 19871481283**
 - **Real Estate ID: 26476**
 - **The Rapids Condominiums (8 Units)**
 - **Association Name: Rapids Homeowners Association**
 - **Association Phone: 303-913-4705**
 - **Shadow Park West (62 Units)**
 - **Tall Pine Circle**
 - **<http://www.shadowparkwest.org/>**
 - **Shadow Park West Condominium Owners Association**
 - **business entity number is #20111327540**
 - **Mountain Chalet Property Mgmt, 21 Kings Crossing Rd, Suite 207, Winter Park, CO 80482.**
 - **Others to investigate**

- 828 Grand Ave (next to RMR Theatre)
 - Eagle's Landing and Eagle's Spirit on Lake Ave
 - 800 Park Ave
 - 315 Elk Lane
- Possibility of seeing if other self-managed associations would like to share a property manager?
- Send a request for proposal to Enrika to see if CMC is willing to take on the role.
 - Need to put together a listing of duties/expectations to get a bid.
- Install car charger from Bill Klopfenstein if he has info
 - Update from Dawn, Town of Grand Lake is expecting to install additional charges.
- Damage from plowing in the entryways to the common area
 - Options to limit/mitigate damage
 - Will to discuss with Bryant (get new contract as well)
 - James will do hand shoveling again for 2021-2022 winter
- Discussion on pro/cons of changing banks
- MPEI bills by mail to CMC
 - Mark motions to have hard copy bills sent to Heidi at CMC. Will seconds. Motion carries unanimously.
- Discussion on creation of new Facebook page
 - Dawn is working on it
- Create a plan to name committees and get volunteers
 - Defer to Sep meeting
- Roof replacement
 - Working on getting a contractor for 2022 work for building 205.
- Insulation
 - We have one bid. Will looking into getting second bid.
- Warm Store group rate for fireplace checks
 - Action to Rip to follow-up.
- Grand Sweeps group rate for dryer vent cleaning
 - Action to Will to follow-up.
- Register.com
 - Mark to work with Dawn to make sure all is up to date.

Meeting Adjourned: Motion: Mark Second: Rip Adjourned at: 8:47 PM