

Grandview Villas - HOA Board Meeting Minutes

9.16.21@ 6:30pm MST

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

Call to order: Meeting called to order by Will O'Donnell @ 6:41MST

Attendees:

- **Board Members:** Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Rip Copithorn (Vice-President)
- **Owners Present:** Randy and Maryann Babuska
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes:

- **Secretary:**
 - **Amendments:**
 - **Revised wording for Bank Signature Approvals bullet under President's Report**
 - **From:** Motion to revise our bank account/signature access to include Will O'Donnell and Mark Winkler and CMC Robert Blay. New debit cards to be issued to Will O'Donnell and Mark Winkler. Rip motions so. Mark seconds the motion. Motion carries unanimously.
 - **To Read:** 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.
 - **Motion to Accept:** Mark Winkler, 2nd: Rip Copithorn

President's Report:

- **Vote on Building Insurance**
 - **AmFam (values condo building at \$12,942,221 or \$256/sqft replacement building cost). Annual premium would be \$19,209 (was \$15,553 for 2020-2021)**
 - **AmFam Quoted at \$300 per Sq foot. Total Building Coverage \$15,121,800. Annual premium would be \$21,170 an increase of \$1,961 over original bid. Motion to approve to move forward with this coverage for now, but will change in the near future Will O'Donnell, 2nd by Lauren Klopfenstein. Carries Unanimously.**
 - **AmFam Quoted at \$350 per Sq foot. Total Building Coverage \$17,642,100. Annual premium would be \$23,465 an increase of \$4,256 over original bid.**
 - **Farmers - guaranteed replacement policy. Annual Premium of \$21,768 (Optional Umbrella policy would add an additional \$404).**
- **STR Complaints – What to do about renters that don't follow the rules. File a complaint with the town, if 3 complaints are filed with the town the owners license can be revoked. Unit owners need to file nightly rental license, please renew it and send us a copy. It is in our STR policy that you have a nightly rental policy and a copy is submitted to the HOA. A letter will be sent to all owners who are not in compliance.**
- **Dumpster Concrete Update - This is complete, cones will be removed. The trash company will get the dumpster moved back. Slab is ready for the shed to be built.**
- **Grand Lake Plumbing Update - 4 basements have a leak, we have to hire them to inspect and find where the leaks are coming from for a cost of \$1156, this does not include the cost to repair. \$1348 to repair basement repairs that have been identified, \$7400 to fix roof repairs when the roof is replaced on Bldg. 205. Will discuss during the budget meeting.**
- **Grand Sweeps group rate for dryer vent cleaning - Table for next meeting**
- **Renew Snow removal contract - Waiting to get the new contract**
- **Byron Miller's bid for concrete - \$32,125 and can start immediately. The new concrete will allow the water in the middle staircase in bldg. 205 to run out to the parking area and out to the street. Last year the water almost flooded the ground floor units plus it is very dangerous for people walking on it. Currently the water does not drain, it just sits there and freezes. Motion to**

approve Rip Copithorn, 2nd by Lauren Klopfenstein. Motion carries unanimously.

- Update on handyman news:
 - 1) James has to have surgery again and cannot shovel this winter. We have to find someone else.
 - 2) Aaron Keil was the tech from Grand Lake Plumbing that is helping with the electricity on the heat tapes.
- Insulation - Table for next month

Treasurer's Report:

- Account Balances as of :
 - Operating: as of 09/16/21 = \$31,208.93
 - Reserves: as of 09/16/21 = \$143,336.69
 - Aging Report:
 - Profit & Loss:
- Per direction of Heidi Ross, Dawn Dobson and Mark Winkler transferred \$1,680 from the operating account to the money market account for residual 3rd quarter capital reserve contribution, and \$7,450 from money market to operating account for final payment on the concrete work as separate transactions on 09/09/21.
- Consolidation of MPEI Memberships (2->1)
 - [MPEI Form](#)

New Business:

- Roof replacement - Want to sign the contract to lock in the price
- Group Xfinity Install - Table for next month
- Property Management Update - Table for next month
- Facebook Page Update - Table for next month
- Create a plan to name committees and get volunteers - Table for next month
- Warm Store group rate for fireplace checks - Table for next month
- Car charger installation from Bill Klopfenstein

Meeting Adjourned: Motion: Rip Copithorn Second: Mark Winkler
Adjourned at: 8:28pm