

Grandview Villas - HOA Board Meeting Minutes

@ 6:30pm MST

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

Call to order: Meeting called to order by Will O'Donnell @ 6:40 MDT

Attendees:

- **Board Members:** Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Rip Copithorn (Vice-President)
- **Owners Present:** Dawn Dobson, Joe Kissell
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes:

- **Secretary:**
 - **Amendments:** None
- **Motion to Accept:** Will O'Donnell, Mark Winkler 2nd

President's Report:

- **7:00 pm - moment of silence, anniversary of the fire. Discuss if we should donate some money.**
- **Grand Sweeps group rate for dryer vent cleaning - No update as of yet, will table for next meeting**
- **Renew Snow removal contract - Contract has been signed with Bryant Liles at \$125 an hour. Motion by Rip Copithorn, Lauren 2nd. Unanimously passed.**
- **STR Complaints – Letter will be drawn up and sent to all homeowners reminding them of what they need to be a legal STR unit. We are aware some of the units operated illegally. We are breaking down on this and watching all units.**
- **James has to have surgery again and cannot shovel this winter - Will found a guy Cody that is willing to shovel. A letter will be drawn up with a list as to what we need him to do every time.**

- **Dumpster Concrete Update** - it's done and it looks so great! Dumpster has a padlock on it, please use the side door to dump your trash. Trash is picked up once a week.
- **Roof replacement** - Will was on the roof with Gold Roofing, they will get us a new price for building 205 since the shingle price has gone up. Also discussed adding more tie offs to keep roofers safe. Suggested putting an access hatch so you can put a ladder from the 1st landing for buildings 205 and 207. He would like to have the hatches done before winter. Coordinate with Grand Lake Plumbing to replace some of the piping, better to do it when the roof is being replaced. Also going to enhance the ventilation to help with the ice damming. Looking to add a box vent, will ask for a price to add that for building 203 and 205.
- **Group Xfinity Install** - Table for next meeting
- **Property Management Update** - Table for next meeting
- **Facebook Page Update** - Dawn is problem solving why she can't get into the back end.
- **Create a plan to name committees and get volunteers** - An email will be sent out asking for help with a couple of projects.
- **Warm Store group rate for fireplace checks** - Their service to inspect and clean your fireplace will run \$180 normally \$200.
- **Welcome Letter edits and update** - Dawn and Lauren working on this.
- **STR** - Board needs to investigate if we exceed 20% in STR does our insurance goes up.

Treasurer's Report:

- **Account Balances as of :**
 - **Operating:** as of 09/30/21 = \$30,316.20
 - **Reserves:** as of 09/30/21 = \$127,314.79
 - **Aging Report:**
 - **Profit & Loss:**

[09/30/21 Financial Statement](#)

New Business:

Meeting Adjourned: Motion: Lauren Klopfenstein Second: Mark Winkler
Adjourned at: 8:42pm