

Grandview Villas - HOA Board Meeting Minutes

11.18.21 @ 6:30pm MST

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

Call to order: Meeting called to order by Will O'Donnell @ 6:38 MST

Attendees:

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

Reading of Minutes:

- **Secretary:**
 - **Amendments:** None
- **Motion to Accept:** Mark Winkler, 2nd Rip Copithorn

President's Report:

- **New owners of 314 and 310.** Email will be sent to see if they old owners gave them their parking pass.
- **Roof access hatches to be installed - Roofer has ordered 2 hatches and will put them as high up on the roof as practical for easy access to the roof. When the hatches arrive he will install as soon as he can.**
- **Accepted Roof replacement contract for 205 this Spring.**
- **Annual Sprinkler inspection complete at a cost of \$3162. Quoted add'l \$3900 for 5 year backflow inspection in 2022 for 2 buildings will be a bit more as all 3 buildings needed the inspection.**
- **Plowing company and our new snow shoveler, Cory Mulligan, they are both ready to start work as soon as the snow comes.**
- **Assembling questions regarding insurance coverage. Plan for review. Will is going to give Georgia permission to speak to Dawn and Mark about insurance coverage as per declarations and protection against unauthorized claims.**

Treasurer's Report:

- **Account Balances as of : 11/18/21**
 - **Operating: = \$36,533.15** *(available balance of \$34,653.05 as payments of \$1694.76 to AmFam and check # 10182 for \$185.34 are pending)*
 - **Reserves: = \$141,752.64**
- **Aging Report as of 11/05/21 (ME Oct): \$25 (>90 days) & \$74.29 (31-60 days)**
- **Profit & Loss as of 11/05/21 ([ME Oct](#)):**
 - **Net Income to Operating = \$10,734.53**
 - **Net Income to Capital Reserves = \$16,117.88**
- **2022 Budget Kickoff held 11/16/21**
 - [Proposed 2022 Operating Budget](#)
 - [Proposed 2022 LTRP](#)
 - **Proposed increase of 4.8% to Quarterly dues for 2022 (\$625 -> \$655). Operating dues increase from \$290 to \$327; Capital Reserve dues decrease from \$335 to \$328. As soon as the Board reviews and adopts - recommend sending Owner notice so that 2022 Q1 Dues payments can be correctly invoiced.**
 - **Rip Copithorn motion to accept the 2022 budget as presented by the treasurer and the finance committee, 2nd by Will O'Donnell. Unanimously approved.**
 - **Rip Copithorn motion to accept the 2022 long term replacement plan presented by the treasurer and the finance committee, 2nd by Will O'Donnell. Unanimously approved.**
 - **Date has been set for 12.16.21 Budget Ratification Meeting at 5:30**

New Business:

- **Group Xfinity Install - Send a survey? Get pricing - Table for next meeting**
- **Property Management Update - [Short list of Duties to discuss](#). - Table for next meeting**
- **Create a plan to name committees and get volunteers - An email will be sent out asking for help with a couple of projects. - Table for next meeting**
- **Welcome Letter edits and update - Dawn and Lauren updated the letter and created a form to send to all new owners and any current owner wanting to do a short term rental.**
- **STR Complaints – Email will be sent reminding all homeowners who are intending or are currently a STR to abide by our rules.**

- **Email will be sent to all homeowners that only homeowners are allowed to use the firepit. Firepit is not to be used by renters.**
- **Follow up with modified architectural plan with homeowner approved by the board. Board will consult attorney on how to move forward.**

**Meeting Adjourned: Motion: Lauren Klopfenstein Second: Mark Winkler
Adjourned at: 8:50**