

## **Grandview Villas - HOA Board Meeting Minutes**

**@ 6:30pm MST**

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

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**Call to order: Meeting called to order by Will O'Donnell @ 6:34MST**

### **Attendees:**

- **Board Members:** Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Rip Copithorn (Vice-President)
- **Owners Present:** Jean and Jon Lovitt, Randy Babuska, Wojciech (Voytek) Zolcik
- **Remote Participants:**

### **Reading of Minutes:**

- **Secretary:** Lauren Klopfenstein
  - **Amendments:**
- **Motion to Accept:** Mark Winkler motions, Rip Copithorn seconds, motions carries unanimously

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

- **Update on Roofing work for Building 205 -** The shingles will be done when the snow melts in the spring. **Update on Roof Snow Removal -** Contractor gave a bid of \$9000 but didn't realize the extent of the removal and would have had to bring a crew from Denver, it wasn't worth it. The next company had to bow out because of insurance reasons. Found one other contractor and he didn't have the time. At this point we are holding off and hoping we don't have to shovel.
- **Update on concrete replacement for Building 205 -** Will start in the spring, didn't happen in the fall as the contractor came down with Covid.
- **Update on access hatches for Building 205 and 207 -** Roof hatches will be added in the spring.
- **Report on the scarcity of contractors and our contractors' status -** We almost lost 2 contractors because of negative interactions with homeowners. If there is a complaint, notify the board, please do not interact with the contractors. Added bonus, please express your gratitude

for what they are doing, they are overworked and they make us a priority, say thank you!

#### Treasurer's Report:

- **Account Balances as of 01/20/21:**
  - Operating = \$23,175.12
  - Reserves = \$157,915.33
- **Profit & Loss as of 01/20/22 ([ME Dec](#)):**
  - Net Income to Operating = -\$2,842.18
  - Net Income to Capital Reserves = \$42.46
- **Aging Report as of 12/09/21 (ME Nov):** -\$0.71 (>90 days); \$575.00 (61-90 days); -\$1321.28 (31-60 days); \$6.07 (1-30 days)

#### Unfinished Business:

- Insurance Discussion Continued
  - [Insurance Jan 2022 Talking Points](#)
- Need to Discuss Issues with Georgia
  - 2021 Architectural Issue
  - New Discussion of Potential Changes to Declarations
    - [Insurance Jan 2022 Talking Points](#)
    - Mark and Will will talk to Georgia
    - Mark will contact the Reserve Study people and get that set up for the spring
- Talk about having a specific document that STR need to post in their unit - we are looking into this
- Revisit units that are renting but have not followed through with getting a license
  - Discuss a potential rule change (or change to Bylaws/Declarations if required) that would require unit owners to notify the Board prior to any rental, with specific details of such a rental (to include date/duration of such rental) - doing research on what units are rentals
- Property Manager Discussion ([talking points](#)) - Mark is getting a quote from CMC.

**New Business:**

- **How can we get owners to thank our contractors - Will send an email asking homeowners to do so.**

**Meeting Adjourned: Motion: Lauren Klopfenstein    Second: Mark Winkler  
Adjourned at: 8:11pm**