

**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 @ 6:31 MST

**Attendees:**

- **Board Members:** Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Rip Copithorn (Vice-President)
- **Owners Present:** Bruce Speake
- **Remote Participants:**

**Reading of Minutes:**

- **Secretary:**
  - **Motion to Accept:** Mark Winkler Motions, Rip Copithorn 2nd, Passes unanimously

**President's Report:**

- Will is going to meet with Steve at Treeline Electrical, many have not shown up, to go over why the heat tapes are not working on buildings 203 and 205. 205 is not working at all and 203 may not be working correctly.
- Roof hatches have come in and Gold Roofing will install it as soon as it is safe to do so.

**Treasurer's Report:**

- **Account Balances as of 17 Feb 2022:**
  - Operating = \$8,940.19
  - Reserves = \$188,990.67
- **Profit & Loss [Month Ending Jan 2022](#):**
  - Net Income to Operating = **\$11,875.35**
  - Net Income to Capital Reserves = **\$46.95**
- **Aging Report [Month Ending Jan 2022](#): \$109.08 (>90 days); -\$45.00 (61-90 days); \$0 (31-60 days); \$35.41 (1-30 days)**

## Unfinished Business:

- **Level 2 Reserves Study** has been ordered from Richard Hamilton RS, PRA of Community Association Reserves for late April / early May. Includes an on-site inspection (since it will have been 5 ½ years since the previous on-site). Expectation is that we will receive the new reserves analysis report in advance of our 2022 annual meeting in July. \$1225 deposit (½ of total) has been submitted.
- **CMC** will not be in a position to take on additional property management for Grandview Villas at this time. They are considering opening a Grand Lake office and would be happy to provide a bid - but not until summer of 2023.
- **Insurance.** Stephanie from Am Fam has ordered our full 2022 policy, but we have not received it yet. When we do get it we will schedule a review with her.
  - Our Declarations contain some possibly conflicting statements with respect to insurance:

## **ARTICLE XXII INSURANCE**

### **22.2 Property Insurance Coverage.**

#### **(a) Property insurance will cover:**

- (i) the project facilities including all buildings on the Property, for example, the Units and all fixtures, equipment and any Improvements and betterments whether part of a Unit or a Common Element, and such personal property of Unit Owners as is normally insured under building coverage, but excluding land, excavations, portions of foundations below the undersurface of the lowest basement floors, underground pilings, piers, pipes, flues and drains and other items normally excluded from property policies; and**
- (ii) all personal property owned by the Association.**

## **ARTICLE XIII**

## ADDITIONS, ALTERATIONS AND IMPROVEMENTS

### 13.1 By Unit Owners.

(e) All additions, alterations and Improvements to the Units and Common Elements shall not, except pursuant to prior approval by the Executive Board, cause any increase in the premiums of any insurance policies carried by the Association or by the owners of any Units other than those affected by such change.

## ARTICLE XIX

### ASSESSMENT AND COLLECTION OF COMMON EXPENSES

#### 19.2 Common Expenses Attributable to Fewer than all Units.

(f) Any insurance premium increase attributable to a particular Unit by virtue of activities in or construction of the Unit shall be assessed against that Unit.

#### **New Business:**

- Tree topping request from homeowner. He would like to top an aspen tree as it has grown so much and blocks his view. Will reach out to an Arborist to see if there is something we can do to save the tree but help solve the growth of the tree and that is blocking the view. We will carry this discussion to the next meeting.
- Possible necessary Bylaw changes (see this [document](#))
- Dawn Dobson is the head of our STR units and making sure that all are in compliance.

**Meeting Adjourned: Motion: Rip Copithorn Second: Mark Winkler Adjourned at: 7:32pm**