

Grandview Villas - HOA Board Meeting Minutes

4.21.22 @ 6:30pm MST

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

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

Attendees:

- **Board Members: Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Rip Copithorn (Vice-President)**
- **Owners Present: Erin and Scott Cronin, Bill Klopfenstein, Bruce Speak, Dawn Dobson**
- **Remote Participants:**

Reading of Minutes:

- **Secretary:**

Motion to Accept: Lauren Klopfenstein, Rip Copithorn 2nd, Passes unanimously

President's Report:

- **Update on topping a tree, decided that the board will evaluate all the trees with Top Leaf Tree Service, Dalton Howell as soon as the snow melts. Will check and make sure he is an arborists.**
- **Update on how meeting with Steve at Treeline Electrical to talk about the heat tapes went. He never showed up, we are asking Bill Trail, Trail Electric via Byron Miller who is doing the concrete work, if he can help with this.**
- **Update on Roofing projects. Will was on the roof of 205 with Gold Roofing, he said costs have gone up and is working on a new bid as prices have gone up since we got the bid in 2021. We need to coordinate with Grand Lake Plumbing to replace the concentric vents per code while the roof is being replaced. A letter will be sent to the owners when work will start.**
- **Update on Bldg 205 Concrete Pan parking lot project. Will is checking in with Byron about when he can start this. A letter will be sent to the owners when work will start.**
- **Will is working on getting the sand swept by the snow shovelers. Next year the snow needs to completely be removed the snow from under the stairs and the landings. If they don't, come spring ice has to be chipped away and it's a pain. We are looking to have 1 contractor to do both. There are issues**

with snow removal and we ask homeowners to help us. If you see something please reach out to Will or the Board and we will deal with it.

Treasurer's Report:

- **Account Balances as of 17 Apr 2022:**
 - Operating = \$11,462.62
 - Reserves = \$179,091.35
- **Profit & Loss as of [31 Mar 2022](#):**
 - Net Income to Operating = **-\$7,813.61**
 - Net Income to Capital Reserves = \$53.80
- **Aging Report as of 31 Mar 2022*: **\$84.08** (>90 days); **\$35.41** (61-90 days); **\$27.64** (31-60 days); \$12.27 (1-30 days)**
 - *Numbers show only accounts in arrears, not those paid ahead**
- **Community Association Reserves will be on-site on 29 Apr 2022 to do that portion of our 2022 Capital Reserves Study. They anticipate beginning around 11:00 AM. Mark Winkler will be on-site to support that visit. He will need assistance with providing access to “to any secured areas – fire equipment rooms, storerooms containing security equipment, etc.”**

Unfinished Business:

- **Update from Dawn about new owners. Dawn did some research on units that are being used as STRs. There are a couple that have not sent in their information, Dawn has sent emails letting them know of what they need to do to follow our rules. In total we have 10 STR units.**
- **Bylaws and Declarations**
 - **Recommend we form a committee to review and make recommended changes to these two documents with at least the following in mind:**
 - **1) Constitution (make-up), terms, and election procedures for the Board**
 - **2) Review specific of sections 13.1, 19.2, and 22.2 of the Declarations to deconflict and clarify HOA Insurance responsibilities**
 - **3) Remove out of date sections from both documents from when GVV was still under Declarant control with the goal of streamlining both documents to make them more readable and understandable**
 - **4) Make any other recommended changes to these docs as the committee sees fit to put forth**

- Goal is to have recommended changes back within ~30 days so that they can be reviewed by the Board and then sent out to all owners in time to have them voted on at the Annual Meeting in July.
- Will hold a special board meeting to discuss proposed edits.
- Insurance (American Family)
 - We have finally received a .pdf copy of our current [2021-2022 Full Policy](#) from Stephanie at Am Fam
 - Recommend we form a committee to review and then set up a meeting with Stephanie to ask questions and discuss issues.
 - Mark Winkler volunteers to lead the committee - but would happily cede this to any other interested party.

New Business:

- [STR Letter](#)
- Chat about limiting how many units become STR's
- Call every owner and ask them to sit on the board
 - Ensure this is done consistent with the Bylaws in understanding roles, responsibilities, and duration of term

Will proposes the appointment for Elisa Kuriyagawa to become Member at Large and she accepts. Lauren motions, Mark seconds, vote is unanimous.

Meeting Adjourned: Motion: Will Second: Lauren Adjourned at: 8:19