

Grandview Villas - HOA Board Meeting Minutes

5.19.22 @ 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), Elisa Kuriyagawa (Member at Large)
- **Owners Present:** Bruce Speake, Dawn Dobson
- **Remote Participants:**
- **Vote by Proxy:**

Reading of Minutes:

- **Secretary:** Lauren Klopfenstein
- **Motion to Accept:** Mark Winkler, 2nd by Will

President's Report:

- Propose a thank you letter to Everhart for winter ditch/water management - Will is going to write the letter
- Tree work - Top Leaf is a certified Arborists, Will and Top Leaf walked around the property and they identified trees that needed to be taken out, some behind the garages and some others around the property. 4-5 trees were removed. Some trees have been hacked through the years because of Satellite Dishes and other reasons. **Just a reminder that homeowners are not allowed to trim the trees. Satellite Dish installation needs to be approved by the HOA.**
- Set date for Annual Meeting (per Bylaws, this shall occur in July) - July 24 at 11am, at The Grand Lake Center (tentative in person). Elisa will reserve the room and get a projector.
- Clean up day - June 25 10-2pm and then a BBQ - an email will be sent with all the details. Board will do a walk through and assess what is needed.
- Status on re-roofing of Bldg 205 - Waiting on new bid for the concentric vents. Vents have been ordered. Roofer is close to being ready to start roofing. Will start beginning of June.
- Status on Concrete work in front of Bldg 205 - Started May 19, will be done end of next week.

- Sweeper is coming June 1 to sweep the parking lot.

Treasurer's Report:

- Account Balances as of 19 May 2022:
 - Operating = \$26,755.48
 - Reserves = \$179,142.88
- Profit & Loss as of [30 Apr 2022](#):
 - Net Income to Operating = \$11,531.77
 - Net Income to Capital Reserves = \$15,747.53
- Aging Report as of 30 Apr 2022 (Month Ending April 2022): \$0 (>90 days); \$12.27 (61-90 days); \$0 (31-60 days); \$7005.00 (1-30 days)

Unfinished Business:

- Resolve Architectural Control Committee action from 05/21 (on hold since Feb while waiting for snow to melt). The board will look at this on June 4th and a decision will be made.
- Insurance Policy review
 - Volunteers: Bill Klopfenstein, Mark Hense, Joe Grundler, Wojciech Zolcik
 - First set of ~40 questions/clarification requests sent to Stephanie at AmFam on 05/13
 - Plan to send second (final?) set on Monday 05/20
 - After that, we will recommend any policy/coverage changes to the Board at the June 2022 meeting.
 - Primary change would be to consider insuring the Units to a Baseline habitable condition with “builders grade” flooring/floor coverings, counters, countertops, appliances, plumbing fixtures, trim, etc.
 - An alternate proposal which would require a further change to the Declarations, would be to finish out units to “bare-walls” (i.e. up to and including textured drywall, but unfinished wrt to flooring/floor coverings, counters, countertops, appliances, plumbing fixtures, trim, etc. This is a common HOA practice.
- [Proposed changes to Bylaws](#) (need to finalize these within the next 3 weeks).
- Proposed Change to Declarations

- Deconflict the following three sections by eliminating the **red bold text** from XXII, 22.2.(a)(i):
 - *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.
 - *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;
- Increase per Unit Owner deductible from \$250 to \$1000. Rationale: The HOA policy has a \$5000 deductible. It does not seem fair to charge every unit homeowner more than \$100 $\{((\$5000 - \$250) / 47) = \$101.06\}$ when a single unit files for a claim and pays only \$250 in deductible.
 - *ARTICLE XXII, INSURANCE, 22.2 Property Insurance Coverage*
 - (e) The difference between the total policy deductible and ~~\$250~~ **\$1000** deductible per Unit damaged shall be paid by the Association as a Common Expense. Of the deductible portion, ~~\$250~~ **\$1000** per Unit Owner affected shall be paid by each of the Unit Owners suffering the loss as an additional Common Expense.
- Add an item under *ARTICLE XXII, INSURANCE* requiring owners to notify HOA Board of any potential insurance claim prior to filing with their insurance carriers to allow for possible settlement directly via HOA (to avoid filing unnecessary claims against HOA policy).

New Business:

- Critter holes in common area. Do we need signs, exterminator, both? Will will reach out to a critter expert to see what the answer is.
- Discussion re. STR processing fee charge by HOA. Working on this.
- STR Town Meeting and discuss if we limit how many STR units can be used and what to do about STR complaints and the Town.
- The board directed Dawn to research and notify Lauren of those owners that have not complied with GVVillas HOA documentation so that a complaint can be filed with the Town.

- Four Draft proposal for GVV HOA Annual meeting
 - Proposal I for GVV HOA Annual meeting: “Consistent with Sections 2.13 and 4.9 of the Bylaws of Grandview Villas Condominiums Association, Inc, shall appropriate changes, if necessary, be made to the GVV Declarations, Bylaws, and/or Rules and Regulations so that effective 01 Jan 2023 shall the per unit quarterly dues be raised by an amount sufficient to allow for dues reimbursements to the unit owners who serve on the GVV HOA Board at the following percentages to be reimbursed to said Board members quarterly upon successful completion of service for that quarter: President - 100%; Vice President - 40%; Secretary - 40%; Treasurer - 40%; Member at Large - 25%”

 - Proposal II for GVV HOA Annual meeting: “Shall appropriate changes, if necessary, be made to the GVV Declarations, Bylaws, and/or Rules and Regulations so that effective 01 Jan 2023 unit owners who engage in Short-Term Rentals (STR) of their units pay an application fee of \$1200 per year. Any amount collected in this manner, if not required to make up any shortfall in current year Operating Budget shall be transferred to Capital Reserves.”

 - Proposal III for GVV HOA Annual meeting: ““Shall appropriate changes, if necessary, be made to the GVV Declarations, Bylaws, and/or Rules and Regulations so that effective 01 Jan 2023 unit owners who engage in Short-Term Rentals (STR) of their units without getting complete and proper approval from the Town of Grand Lake and from the GVV HOA shall be subject to a fine of \$2500 payable to the HOA and loss of right to apply for Short-Term Rental permits from the HOA for a period of 12

months from the date of the violation. Any amount collected in this manner, if not required to make up any shortfall in current year Operating Budget shall be transferred to Capital Reserves. “

- Proposal IV for GVV HOA Annual meeting: ““Shall appropriate changes, if necessary, be made to the GVV Declarations, Bylaws, and/or Rules and Regulations so that effective 01 Jan 2023 unit owners who engage in Short-Term Rentals (STR) of their units must provide rental information to the HOA Board, including start and end dates of the rental as well as tenant name(s) and contact info prior to tenants occupying the unit.” We communicate with owners not Management Companies.
- Proposal V for GVV HOA Annual meeting: ““Shall appropriate changes, if necessary, be made to the GVV Declarations, Bylaws, and/or Rules and Regulations so that effective August 1, 2022 new STR request for HOA approval will not issued for any new STR licenses. Owners who are currently in good standing with the town and in position of a current license from the town of Grand Lake as well as in good standing with the HOA STR compliance will be grandfathered such that they are able to continue their rental until December 2025. During the year of 2025 the board will review this resolution and determine if it shall be continued or revised.

Meeting Adjourned: Motion: Mark Second: Lauren Adjourned at: 9:13